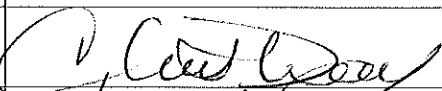
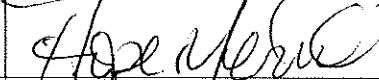




DATE: 1/17/2026

BOARD OF DIRECTORS MEETING AT:

ATTENDANCE SHEET

Print Name	Signature
Aaron + Chris Deos	
Hope Merrill	
Shawn McHugh	
Johnny Hooper	



**R-Ranch in the Mountains  
Board of Director's  
January 17, 2026  
Agenda**

- I. CALL TO ORDER – Monica Hunt, President**
- II. OPENING PRAYER – Jeffrey Kimmel**
- III. PLEDGE OF ALLEGIANCE – Lance Leuliette, Vice President**
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
- V. SUSPEND READING November 2025 BOD Meeting Minutes**
- VI. APPROVE/AMEND/ACCEPT November 2025 BOD Meeting Minutes**

**VII. REPORTS – Attached where submitted.**

- a. Executive Director's Report – Paul Abrams**
  - **Recap of October Departmental Reports**
    - Front Desk Monthly Statistics
    - Security Monthly Statistics
    - Housekeeping Report
    - Maintenance Report
    - Stables Report
    - Sales, Events, Marketing Report – Amanda Rivard, Director
    - Financial Report
  - **2025 Old Business Report**
    - Stables Truck Purchased
    - Lodge A/C
    - Bank Accounts
    - Kinetic Fiber Install
  - **Upcoming/Ongoing Projects/Events**
    - Individual Manager Meetings
    - Exclusive Partnerships
    - Mini Golf Area/Basketball
    - Upcoming Informational Emails
  - **Executive Director Request for Board Approval**
    - None currently
- b. President's Report – Monica Hunt**
- c. Treasurer's Report – Jeff Martin**

**STANDING COMMITTEE REPORTS – Attached where submitted.**

1. **Finance Committee** – Kory Rody (Chair) (Board Liaison: Jeff Martin) – No report submitted.
2. **Covenants/Bylaws/P&G's Committee** – Miguel Rodriguez (Chair) (Board Liaison: Bill Collins) – No report submitted.
3. **Owner's Concerns Committee** – Tracy Hennessee (Chair) (No Board Liaison Required) – Nothing to report.
4. **Land Use/Fire Wise Committee** – Stacey Bailey (Chair) (Board Liaison: Lance Leuliette)
  - Fuel Reduction Burn – We've teamed up with Lanier Technical College to perform the next controlled burn sometime in February. Exact dates will be announced later.
5. **Accommodations Committee** – Chris Deos and Johnny Hooper (Co-Chairs) (Board Liaison: Randy Mercier) –
  - Crystal Lake – We purchased feed for the 750 DNR donated catfish and Maintenance is assisting with feeding them.
  - Horse Support Initiative – We are selling calendars for \$20 ea., donations are welcomed.
  - Artwork & Winter Projects – Due to weather, projects have slowed, however, work has begun on the well cover close to the Maintenance Ship.
  - Putt-Putt Project Support – Artificial grass was purchased and delivered for the project.
6. **Events Committee** – Chris Forstbauer (Chair) (Board Liaison: Jeffrey Kimmel) – No report submitted.
7. **Marketing Committee** – Tiffany Searcy (Chair) (Board Liaison: Larry Darmstedter) – No report submitted.
8. **Strategic Planning Committee** – Hope Merrill (Chair) (Board Liaison: Don Bouquet) –
  - Interviews with key leadership individuals continue.
  - Data gathering to be completed by end of January, then we'll begin to compile evaluations and recommendations.
  - If anyone has any key insights that you would like to share, please contact me to discuss, email, call or text 770-851-4225 (cell). All information is pertinent, including your thoughts regarding improvements and where you see the Ranch in 5 years.
9. **Rodeo Committee** – Valorie Lottes (Chair) (No Board Liaison Required) –
  - All rodeo committee team members are returning for 2026 and everyone's responsibilities and assignments were discussed during our December 30<sup>th</sup> phone conference. Timeline will be updated at our meeting on 1/31.
  - Beverage trailer is being discussed and possibilities of using the one that Pete and Holly are building for their personal use at "Pistol Petes". If we are happy with the operation, we can proceed and have a sister trailer built for 2027. If this works out, we can free up the \$10,000 earmarked in the rodeo budget from last year's profit.
  - Dates are set for June 5<sup>th</sup> and 6<sup>th</sup> June 2026.
  - Confirmation and expectation of contract coming from 4L during the month of January.
  - We also discussed the change in alcohol distributors for NOFO and how that might impact Big Creek. Amanda had agreed to reach out to big creek.
  - Amanda also has a plan and list of targeted sponsors.
  - Bleachers have been confirmed and deposit will be paid shortly. Asked for a change in our contract to ensure delivery date.
  - Paul is securing R-Ranch accommodations for rodeo staff.
  - We will meet monthly for the next 3 months and then biweekly phone meetings for April. Weekly phone meetings for May. As needed, we will add more phone meetings and status checks.

**10. Nominating Committee – Ashley Spenner (Chair) (No Board Liaison Required)**

- The opportunity to serve on the R-Ranch Board of Directors is here! We have three positions to be filled at the April 2026 Owners Meeting.
  - Three positions will fulfill a three-year term of April 2026- April 2029.
  - The requirements to run for a board position is to be an Owner in good standing (your name must be on the deed) and must be an owner for at least 1 year.
- Voting will take place online and at the April Owners Meeting. You can request an absentee ballot by mail by contacting Judy Crofts at [jcrofts@rranch.com](mailto:jcrofts@rranch.com) or 706-864-6444 x104.
- The sign-up sheet (to show you are interested in running) is at the office now. Once you sign up, you will be on the email list receiving communications about the upcoming events and process for candidates. You must attend the vetting meeting to officially be considered.
- Timeline: February 7th, Candidates meet at 10:00am to review the Nominating Committee and Board of Directors Mission Statements, Code of Ethics, expected conduct of campaign, signage rules, complete a questionnaire and be photographed.
- The list of vetted candidates will be presented to the BOD to be approved then announced to the Owners. Attending the “vetting” meeting is REQUIRED to be on the ballot. If you opt not to attend this meeting, you can still be nominated from the floor at the Annual Meeting.
- March 14th-Meet the Candidate Evening Event -Time TBD
- April 24th-Wine & Cheese Social Time 7-9 pm
- April 25th-Election & Owners Meeting starting at 1pm
- If you have any questions, please email the Nominating Committee chair Ashley Spenner at [aspenner@earthlink.net](mailto:aspenner@earthlink.net)
- WE CURRENTLY HAVE 6 NAMES ON THE “CANDIDATE’S SIGN-UP SHEET”!

**VIII. OLD BUSINESS**

- Sunset Ridge Concert Venue Location – Amanda Rivard

**IX. NEW BUSINESS**

- Declining Site Adoptions – Jeff Martin

**X. OWNER QUESTIONS/CONCERNS -**

**XI. ADJOURN GENERAL MEETING - Time: \_\_\_\_\_**

The next meeting of the R-Ranch BOD will be held on February 21, 2026, at 9:30am in the Board Room.

**XII. EXECUTIVE SESSION – Yes**

- Deed Back and Hardship Requests

**XIII. WORKING SESSION – No**



**R-Ranch in the Mountains  
Board of Director's  
November 15, 2025  
Agenda - Amended**

- I. CALL TO ORDER – Monica Hunt, President**
- II. OPENING PRAYER – Jeffrey Kimmel**
- III. PLEDGE OF ALLEGIANCE – Lance Leuliette, Vice President**
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
- V. SUSPEND READING October 2025 BOD Meeting Minutes**
- VI. APPROVE/AMEND/ACCEPT October 2025 BOD Meeting Minutes**

**VII. REPORTS – Attached where submitted.**

- a. **Executive Director's Report – Paul Abrams**
  - **Recap of October Departmental Reports**
    - Front Desk Monthly Statistics
    - Security Monthly Statistics
    - Housekeeping Report
    - Maintenance Report
    - Stables Report
    - Sales, Events, Marketing Report – Amanda Rivard, Director
    - Financial Report
  - **October Old Business Report**
    - Deed Back and Hardships Updated and Approved
    - Premium Storage Slots Increased and Approved
    - Work Camper Update
    - Stables Truck and Stables Update
  - **Upcoming/Ongoing Projects/Events**
    - Sunset Ridge and July 2026 Bride Letter of Concern
    - P&G's Question
    - Winter Projects and Quotes – Heating Options for lodge/Lawn Mower/Sprinkler System in Lodge/Lodge Siding
    - Bank Accounts Update
  - **Executive Director Request for Board Approval**
    - Upcoming Holiday Hours
    - December Board Meeting
- b. **President's Report – Monica Hunt**

**STANDING COMMITTEE REPORTS – Attached where submitted.**

1. **Finance Committee** – Kory Rody (Chair) (Board Liaison: Jeff Martin) – No report submitted.
2. **Covenants/Bylaws/P&G’s Committee** – Miguel Rodriguez (Chair) (Board Liaison: Bill Collins) – No report submitted.
3. **Owner’s Concerns Committee** – Tracy Hennessee (Chair) (No Board Liaison Required) – Nothing to report.
4. **Land Use/Fire Wise Committee** – Stacey Bailey (Chair) (Board Liaison: Lance Leuliette) – Nothing to report.
5. **Accommodations Committee** – Chris Deos and Johnny Hooper (Co-Chairs) (Board Liaison: Randy Mercier) –
  - The Chili Cook-off was a huge success.
  - A few new shower curtains have been installed and with the help of our staff the bath houses are getting painted.
6. **Events Committee** – Chris Forstbauer (Chair) (Board Liaison: Jeffrey Kimmel) – Nothing to report.
7. **Marketing Committee** – Tiffany Searcy (Chair) (Board Liaison: Larry Darmstedter)
  - 5-Year Strategic Planning Goals (**see attached**)
  - Planning updates and improvements in both our bathhouses and Rainbow Lake cabins.
  - We added a new page to our style guide outlining door colors, artwork, cabinet colors, approved hardware, faucet fixtures, and lighting.
  - We also approved the mural for the bathhouses as well to improve the decor - our new work camper Megan will be completing this project.
8. **Strategic Planning Committee** – Hope Merrill (Chair) (Board Liaison: Don Bouquet) –
  - Assessment interviews are currently underway by our committee members and are scheduled to be completed by the end of the year. We will then begin compiling the data and findings.
9. **Rodeo Committee** – Valorie Lottes (Chair) (No Board Liaison Required) – Nothing to report.
10. **Nominating Committee** – Ashley Spenner (Chair) (No Board Liaison Required)
  - 1st Call for Candidates! The opportunity to serve on the R-Ranch Board of Directors is here! We have three positions to be filled at the April 2026 Owners Meeting.
    - Three positions will fulfill a three-year term of April 2026- April 2029.
    - The requirements to run for a board position is to be an Owner in good standing (your name must be on the deed) and must be an owner for at least 1 year.
  - Voting will take place online and at the April Owners Meeting. You can request an absentee ballot by mail by contacting Judy Crofts at [jcrofts@rranch.com](mailto:jcrofts@rranch.com) or 706-864-6444 x104.
  - The sign-up sheet (to show you are interested in running) is at the office now. Once you sign up, you will be on the email list receiving communications about the upcoming events and process for candidates. You must attend the vetting meeting to officially be considered.
  - Timeline: February 7th, Candidates meet at 10:00am to review the Nominating Committee and Board of Directors Mission Statements, Code of Ethics, expected conduct of campaign, signage rules, complete a questionnaire and be photographed.
  - The list of vetted candidates will be presented to the BOD to be approved then announced to the Owners. Attending the “vetting” meeting is REQUIRED to be on the ballot. If you

opt not to attend this meeting, you can still be nominated from the floor at the Annual Meeting.

- March 14th-Meet the Candidate Evening Event -Time TBD
- April 24th-Wine & Cheese Social Time 7-9 pm
- April 25th-Election & Owners Meeting starting at 1pm
- If you have any questions, please email the Nominating Committee chair Ashley Spenner at [aspenner@earthlink.net](mailto:aspenner@earthlink.net)

#### VIII. OLD BUSINESS

- Chapel Hill Cabin Underpinning Status – Lance Leuliette
- *Deeds – Monica Hunt – Topic formally removed from the agenda and is to be discussed during Executive Session instead.*
- Sunset Ridge Concert Venue – Paul/Lance

#### IX. NEW BUSINESS

- 

#### X. OWNER QUESTIONS/CONCERNS -

#### XI. ADJOURN GENERAL MEETING - Time: \_\_\_\_\_

The Board does not conduct a meeting during the month of December; therefore, the next meeting of the R-Ranch BOD will be held on January 17, 2026, at 9:30am in the Board Room.

#### XII. EXECUTIVE SESSION – Yes

#### XIII. WORKING SESSION – No



Page 1 of 6

**R-Ranch in the Mountains  
Board of Director's  
November 15, 2025  
Meeting Minutes**

**Board Member's in Attendance:**

Monica Hunt, President  
Lance Leuliette, Vice President  
Deborah Whitmire, Secretary  
Jeff Martin, Treasurer  
Randy Mercer  
Jeffrey Kimmel  
Bill Collins  
Larry Darmstedter  
Don Bouquet

**Board Member's Absent:**

N/A

**I. CALL TO ORDER** – Monica Hunt, President – 9:30am

**II. OPENING PRAYER** – Jeffrey Kimmel

**III. PLEDGE OF ALLEGIANCE** – Lance Leuliette, Vice President

**IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA** – *Randy motioned to accept the agenda with the removal of "Deeds" from Old Business, to be discussed during Executive Session, Don seconded, the Board voted, and the motion carried.*

**V. SUSPEND READING October 2025 BOD Meeting Minutes** – *Randy motioned to suspend reading of the BOD and Owner meeting minutes, Jeff seconded, the Board voted, and the motion carried.*

**VI. APPROVE/AMEND/ACCEPT October 2025 BOD Meeting Minutes** – *Lance motioned to accept the BOD and Owner meeting minutes as is, Randy seconded, the Board voted, and the motion carried.*

**VII. REPORTS** – Attached where submitted.

a. **Executive Director's Report** – Paul Abrams

❖ **Departmental Reports**

• **Front Desk Monthly Statistics**

▪ All areas remained steady, except for propane sales, it increased due to the cooler weather.

• **Security Monthly Statistics**

▪ Two – Citations Written: One for dog off leash and one for speeding in the stable area.

- One – Assisting Government Agency: Local police looking for an individual that was reported to possibly do self-harm, the individual was located later off property.
- One - Lighting Issues (Buildings, Lots, etc.): Topic was not addressed.
- **Housekeeping Report**
  - Cleaned 90 cabins this month.
  - Preparation for Dade County Firefighters event was conducted.
- **Maintenance Report**
  - 8/8 working vehicles. One riding mower requires constant repair and will be retired after this season.
  - Grounds prepped for the season - thermostats/timers have been adjusted, the pool closed and all chairs/tables have been secured, removal of multiple trees and shrubs from the water treatment facility area.
- **Stables Report**
  - Trail Rides for the month of October generated a total of \$905.00.
  - The herd count is now 22, with the goal being 18 by the first of the year.
  - 17 of 26 trails are currently green status, 9 are yellow status until more work is performed.
  - Reiterated the need to leash dogs and maintain posted speeds for the stable area.
- ❖ **Sales, Events, Marketing Director's Report – Amanda Rivard**
  - **Sales**
    - 1 Transfer, 1 Wedding and 1 Event
  - **Marketing**
    - We're currently utilizing Facebook, Instagram and added a Tiktok account on October 1<sup>st</sup>.
    - Will (Assistant) installed additional analytics onto our website, monitoring the Discover Dahlenega Leads Program.
    - The Billboard campaign is ending due to a lack of results.
  - **Events**
    - The Chili Cookoff, Costume Contest and Pumpkin Carving Contest were huge successes. October Owner's weekend resulted in over 250-person participation.
    - Walmart hosted a private event for 200 / 20 year + employees at the lodge.
  - **Personnel**
    - Amanda announced that Will has resigned and his last day will be November 21<sup>st</sup>.
    - Jeffrey asked if there would be any way to contract Will to continue working on our website remotely? Paul/Amanda confirmed that he offered to help us on an "as needed" basis and this will be pursued after the first of the year when the existing contract with Brooks has expired.
- ❖ **October Old Business Report – Paul Abrams**
  - **Deed Back/Hardship Cases:** No new applications or requests.
  - **Premium Storage Slots:** Arena spots #17 - #23 are now approved.
  - **Work Camper Update:** The 4 Board approved positions have now been filled, and these individuals (along with their spouses) are contributing to all areas from the Front Office, Security, Stables, cleaning, painting, and more.
  - **Stables Truck:** Still searching, nothing firm yet. During Board discussion it was decided to look harder during the month of December due to the higher trade-in numbers during year end. Monica requested that Paul have a formal Purchase

Request form created so that the Board can approve all purchases going forward and that the President and Treasurer (at a minimum) must approve.

- *Jeff motioned to implement a "pre-signed" check for any large purchase so that we don't have a time constraint (since trucks move quickly for on-line ads for truck sales), Lance seconded, the Board voted and the motion passed.*
  - **Sunset Ridge and July 2026 Bride Letter of Concern:** After extensive Board discussion, it was confirmed that the 2026 Bride's concerns have been handled and Amanda was requested to send out a "Mail Chimp" asking owners where they prefer the Sunset Ridge stage to be erected, the original "on-the-grass" wedding location, or on the existing concrete pad in front of the Lodge. If the concrete pad, work could begin immediately, if the "on-the-grass" area, it would be after July 2026.
  - **P&G's Question:** An owner asked if the 3 consecutive nights off property could be modified. The Board had an extensive discussion about "when" during the reservation the owner could take their 3 days away from the Ranch. Paul is to share the recommendation with Miguel Rodriguez and, after his approval, ensure the office staff are made aware of the modifications.
- *Jeff motioned to approve the owner suggested verbiage, with Miguel Rodriguez's approval, Randy seconded the motion, the Board voted and the motion passed.*

#### ❖ Winter Projects and Quotes

- **Heating Options for Lodge** – Paul gave some historical information, provided quotes for the 4 possible repairs/replacements. Repair the existing boiler for \$7,060.29 or replace the whole system for \$79,555.00. There is nothing in the current budget specifically designated for this project. However, due to the season and scheduled events it was decided that we must approve the boiler repair for now.
- *Lance motioned to approve the boiler repair; Jeff seconded the motion, the board voted and the motion passed.*
- **Lawn Mower** – Board discussed and Jeffrey initially recommended purchasing a new mower as opposed to a used one. He then shared the costs for refurbishing a used one and the cost was a lot less than purchasing a new mower.
- *Jeff motioned to allow the purchase of a used mower and have the engine replaced, Larry seconded the motion, the Board voted and the motion passed.*
- **Sprinkler System in Lodge** – Still trying to obtain 3 quotes for replacement for the 2026 budget year.
- **Lodge Siding** – Paul shared that the cost to finish purchasing the cedar shake siding would be approximately \$10,000. Randy requested clarification that this project is in the current budget, Monica confirmed that it is.
- *Randy motioned to approve the purchase of the siding, Bill seconded the motion, the Board voted and the motion passed.*

#### ❖ Bank Accounts Update

- Paul is working with Positive Financial (the Ranch's accounting firm) to downsize the number of bank accounts from 7, to create 3 core bank accounts. Paul stated that with

the FDIC limits/regulations this would be a wise insurance move, plus allows the Ranch to realize the best interest in our savings and money market accounts.

❖ **Executive Director Request for Board Approval**

- Holiday Hours – Lance requested that Thanksgiving, Christmas and New Year’s closure days/times also be emailed to the owner base for those who do not have access to social media. Paul stated that the “arm” will be left up and Security will also be working.
- December Board Meeting – Deborah already has this listed at the end of the agenda.

❖ 11:15am – Break

❖ 11:20am – Meeting Resumed

❖ **Financial Report**

- The Owner in good standing count is currently 501 (from 473 last month) due to some assessments being paid.
- Amanda Tolbert of Positive Financial will be providing our year end report in December, Paul will provide these numbers at the January BOD meeting.
- Jeff questioned the increase cost of our Insurance and Paul confirmed the annual premium increased 10% but that our current insurer is one of the only companies that will insure the Ranch due to the horses. Paul has been given other providers names and will investigate their viability next year. Monica asked the name of our provider and Paul stated that it was formerly McGriff Insurance which was sold to Marsh McLennan (MMC) last November 2024.

b. **President’s Report** – Monica Hunt – N/A

**STANDING COMMITTEE REPORTS – Attached where submitted.**

1. **Finance Committee** – Kori Roddy (Chair) (Board Liaison: Jeff Martin) - No report submitted.
2. **Covenants/Bylaws/P&G’s Committee** – Miguel Rodriguez (Chair) (Board Liaison: Bill Collins) - No report submitted.
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) – Nothing to report.
5. **Accommodations Committee** – Chris Deos / Johnny Hooper (Co-Chairs) (Board Liaison: Randy Mercier) –
  - The Chili cook-off profited the Committee/Ranch \$800.00.
  - A few new shower curtains have been installed and with the help of our staff the bath houses are getting painted.
6. **Events Committee** – Chris Forstbauer (Chair) (Board Liaison: Jeffrey Kimmel) – Nothing to report.
7. **Marketing Committee** – Tiffany Searcy (Chair) (Board Liaison: Larry Darmstedter) –
  - 5-Year Strategic Planning Goals (see attached)
  - Planning updates and improvements in both our bathhouses and Rainbow Lake cabins.

- We added a new page to our style guide outlining door colors, artwork, cabinet colors, approved hardware, faucet fixtures, and lighting.
  - We also approved the mural for the bathhouses as well to improve the decor - our new work camper Megan will be completing this project.
- 8. Strategic Planning Committee** – Hope Merrill (Chair) (Board Liaison: Don Bouquet) –
- Assessment interviews are currently underway by our committee members and are scheduled to be completed by the end of the year. We will then begin compiling the data and findings.
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  - April 25th-Election & Owners Meeting - starting at 1pm
    - If you have any questions, please email the Nominating Committee chair Ashley Spenner at [aspenner@earthlink.net](mailto:aspenner@earthlink.net)

#### VIII. OLD BUSINESS

- Chapel Hill Cabin Underpinning Status – Lance Leuliette – Still an open topic.
- Sunset Ridge Concert Venue – Paul/Lance – Amanda to send a mail-chimp asking owners preference between the current hill-top wedding area vs. the concrete pad in front of the lodge.

#### IX. NEW BUSINESS

- Jeff suggested erecting another fence around the lift station in RV 1, possibly adding murals of nature scenes. Paul made a notation of the suggestion.

#### X. OWNER QUESTIONS/CONCERNS –

- Randy offered information on another commercial contractor for the heating and cooling system for Paul to consider.

**XI. ADJOURN GENERAL MEETING - Time: 11:40am**

The Board does not conduct a meeting during the month of December; therefore, the next meeting of the R-Ranch BOD will be held on January 17, 2026, at 9:30am in the Board Room.

**XII. EXECUTIVE SESSION – Yes**

**XIII. WORKING SESSION – No**

**ACTIONS TAKEN FOLLOWING THE NOVEMBER 15, 2025 MEETING:**

**NOVEMBER 21, 2025**

- Paul submitted a request, with justification, along with a quote of \$9,929.00 from Anderson Feed & Hardware for the purchase of a new mower for the Maintenance Department.
- *Deborah motioned to proceed with the purchase of the new lawn mower, based on the quote from Anderson Feed & Hardware, Randy seconded the motion, the Board voted and the motion passed.*

**NOVEMBER 24, 2025**

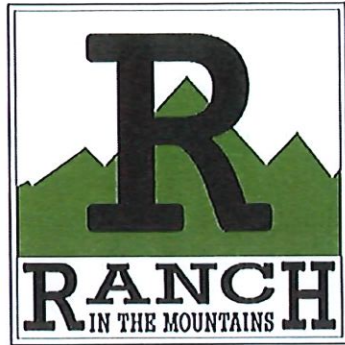
- Amanda emailed the Board asking if approval had been given for the RV Extension Program, stating that she had had several inquiries about it and needed our approval in order to publish the rules/guidelines.
- *Jeff motioned to approve the RV Extension Program request from the Mktg./Accommodations Committees and Sales Dept. to allow RV owners to lock in their existing adopted site for an additional year for a donation, plus the current adoption fee, with the donations to be applied to improvements for the Rainbow Cabins, Jeffrey seconded the motion, the Board voted and the motion passed.*

**NOVEMBER 25, 2025**

- Marketing/Accommodations proposed a program for a maximum of 3 rental Chapel Hill Cabins be made available for adoption for a one-year term at the same prevailing rate as an RV site, with profits applied to Chapel Hill maintenance/upgrades.
- *Jeff motioned to allow up to 3 of our Chapel Hill rental cabins to be adopted for one year at the prevailing RV adoption rate, currently \$2,260.00, Jeffrey seconded the motion, the Board voted and the motion passed.*

**DECEMBER 2, 2025**

- Jeff Martin reminded the Board of the quote to address each aspect of improving the 3 lodge heating issues. Also, that to apply a “band aid” fix to the existing boiler would only drain another \$7,060.00 from our budget. Therefore, the entire upgrade would now be under the desired \$80K, at \$79,555.00.
- *Deborah motioned to proceed immediately to have Lawson Air Conditioning & Plumbing install the new systems in the lodge, Bill seconded the motion, the Board voted and the motion passed.*



# January 2026 Board of Directors Meeting Executive Director Agenda

As of January 07, 2026

- 1. Recap of Department Reports:**
  - a. Front Desk Monthly Statistics
  - b. Security Monthly Statistics
  - c. Housekeeping Report
  - d. Maintenance Report
  - e. Stables Report
  - f. Sales, Events, Marketing Report
  - g. Financial Report
  
- 2. 2025 Old Business Report:**
  - a. Stables Truck Purchased
  - b. Lodge A/C
  - c. Bank Accounts
  - d. Kinetic Fiber Install
  
- 3. Upcoming/Ongoing Projects/Events**
  - a. Individual Manager Meetings
  - b. Exclusive Partnerships
  - c. Mini Golf Area/Basketball
  - d. Upcoming Informational Emails
  
- 4. Executive Director Request for Board Approval**

-None at this time
  
- 5. Executive Meeting - Deed Back and Hardship Requests**

## **FRONT OFFICE REPORT**

2025 Monthly Office Statistics	Aug.	Sep.	Oct.	Nov.	Dec.
RV Moves	10	5	15	12	13
Gate Counts	4122	2344	2709	2316	2404
Work Orders	21	30	13	13	9
Gate Cards Issued	2	5	6	6	0
Rainbow Lake Cabins owner / guests /CTC	27/29/ 19	24/10 /14	30/30 /8	60/1/ 40	36/3/ 1
Chapel Hill Cabin Owner Rentals	7	1	4	2	2
Chapel Hill Cabin Guest Rentals	14	1	9	2	3
Merchandise Sales	18	3	0	15	
Food & Beverage Sales	1141	856	805	633	
Owners Signed In	529	396	436	418	331
Guests Signed In	450	142	221	156	125
Amenity Sign Outs	41	31	14	26	8
Ice Sales	75	38	33	44	
Firewood Sales	29	5	39	83	
Propane Sales by Gallon	65.1	73.1	212.3	581.3	228
Events	2	2	4	4	1
Weddings	3	3	6	3	1

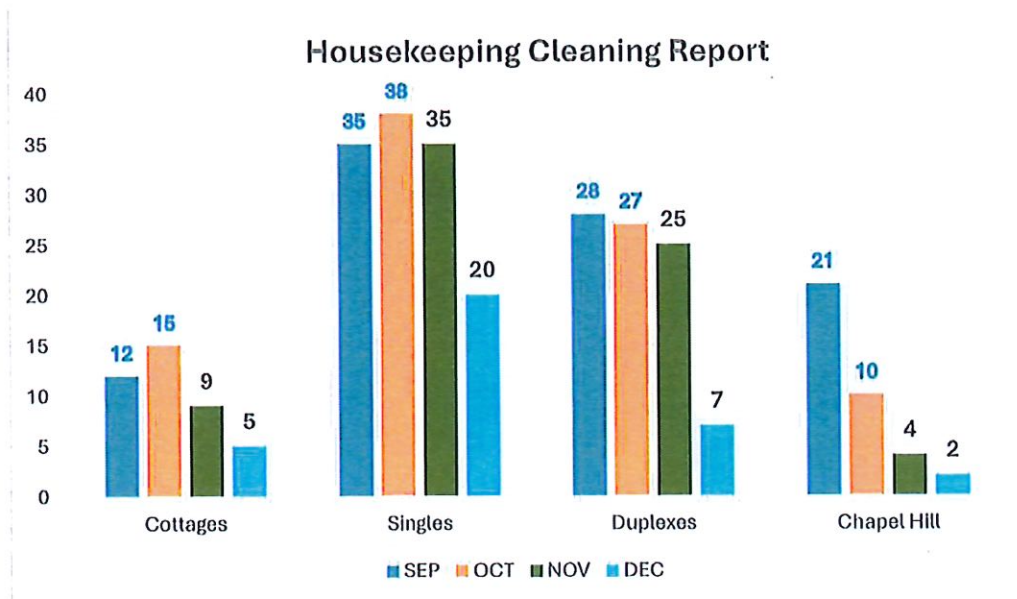
## **SECURITY REPORT**

2025 Security Monthly Stats	Aug.	Sep.	Oct.	Nov.	Dec.
Patrol Miles	739	546	696	926	1100
Owner Involved Incidents	1	2	0	0	0
Fires	0	1	0	1	2
Trespassing (Fishing, Common area, etc.)	1	1	0	0	0
Auto Accidents (Cars, RV's, etc.)	0	0	0	0	0
Property Damage (Common Areas, Trees, etc.)	1	0	0	0	0
Assisting Government Agency	0	0	1	0	0
Medicals	0	1	0	0	0
Unsecured property/Open Doors	0	0	0	1	0
Lodge/Wedding Incidents	0	0	0	0	0
Citations Written	1	1	2	0	0
Noise Complaints	0	0	0	1	0

Animal Complaints	0	0	1	0	2
Lighting Issues (Buildings, lots, etc.)	0	0	1	0	0

- The fires were 2 unattended fires put out with water
- Noise Complaint was 1 small group in RV 4. Once they were asked to quiet down, there were no further complaints
- Animal Complaint – Same brown dog seen in the area still with no luck trying to leash it and call animal control. Another dog was off leash and approached a family, and the owner at fault was called and reminded of the leash rule.
- The security vehicle was worked on extensively by Butch to replace oil, filters, sway bar bushings, and all new brake pads.
- Helped monitor the temporary heat solution in the lodge during the cold nights leading up to breakfast with Santa.

## HOUSEKEEPING REPORT



- There were deep cleans in all 3 cottages, all 4 duplexes, the pavilion bath house and cabin 808.
- The green van 2004 Honda Odessey was sold for \$500 to an individual. This was our highest offer. The sliding door didn't open, it was smoking and losing oil.
- New van will be needed in the coming weeks.

## MAINTENANCE REPORT

**Vehicle Status:** Overall Status: We have 7/7 working vehicles. New Bad Boy Zero Turn was purchased in December.

Maintenance Projects:

- WWTP had some issues with the first cold snap in December. It had received two blower motors, belts, grease fittings (serviced) and two trolley wheels replaced.
- The Water Tower needed a new float switch, and the pump house needed a new chlorine injector pump
- BH3 needed an internal defrost board due to the old one failing.
- Lodge boiler has been fully removed and uninstalled.
- Currently working on Mini Golf

**STABLES REPORT NOVEMBER & DECEMBER**

Type of Riding Pass	Sold	Net Sales
Riding Pass - Trail	13	\$585
Riding Pass - Corral	0	\$0
<b>TOTAL</b>	<b>13</b>	<b>\$585.00</b>

**Horses Update:**

- Our herd count is now down to 22 horses. After meeting with Herb, we have discussed downsizing a potential 3-4 more horses that are owned by owners. That will bring our herd count down to 18. By these horses being owner based we want to retain the owners and offer them the out-of-pocket expense it costs the ranch to feed, shoe, and treat the horse. The finance committee determined that rate to be \$150 a month, or \$450 a quarter, or \$1,800 a year. If the owner agrees to pay the annual expenses, can we keep the horses? 4 horses are owned by 3 owners. If the board agrees it'll be \$7,200 toward the stables operating budget.

**SALES, EVENTS, & MARKETING REPORT**

**Sales**

YTD Leads 31Dec25	751	Nov/Dec Leads	58
YTD Total New Sales	4	Nov/Dec New Sales	3
YTD Total 1 yr. Option	2	Nov/Dec 1yr Option	0
YTD Transfers	32	Nov/Dec Transfers	3

December was slow on leads but November was a little busier. We did have 3 New sales between the two months and 3 transfers which is a win during the busy holidays and colder weather. As shown below we are also tracking event sales through our system now as well. Combined sales totals \$1,500 in New Sales plus their pro-rated assessments bringing \$7,200 in new assessments for 2026 , \$1,050 in transfers, \$7,750 in private events, and \$25,000 in weddings booked over the course of the two months.

Will departed his assistant position just before Thanksgiving and I had a new assistant start early December so this has also been a transition and training period. Melissa comes to R Ranch from Unicoi State Park in Helen and had previously been my assistant there for a few years before moving to Food and Beverage manager so she has a strong background in events, group conventions, and admin. She also ran a sign company so design is something she has done in the past.

Event (3)	11/20/2025	1700	ARW Christmas Party	-	Paid in Full	Q4-2025	Sales Department	\$500.00
	11/11/2025	-	LCHS Class of 1984-85 Reunion	-	Deposit Paid	Q4-2025	Sales Department	\$750.00
	11/6/2025	-	Dade County Firefighter Reunion	-	Deposit Paid	Q4-2025	Sales Department	\$5,000.00
Subtotal								\$6,250.00
Ownership (1)	11/21/2025	0203	Will Scott	-	Sale Complete	Q4-2025	Sales Department	\$500.00
Subtotal								\$500.00
Transfer (2)	11/18/2025	1297	Jean Crate	Landing Page	Transfer Complete	Q4-2025	Sales Department	\$350.00
	11/28/2025	0369	Makayla Smith	Transfer	Transfer Complete	Q4-2025	Sales Department	\$350.00
Subtotal								\$700.00
Wedding (2)	11/18/2025	-	Rebekah Mason	Website	Deposit Paid	Q4-2025	Sales Department	\$4,500.00
	11/29/2025	-	Trish-Matison Wedding	Word of mouth	Wedding Booked	Q4-2025	Sales Department	\$7,500.00
Subtotal								\$12,000.00
								\$19,450.00
Event (2)	12/30/2025	-	Abrams Family Gathering	-	Deposit Paid	Q4-2025	Sales Department	\$750.00
	12/5/2025	-	Paula 40th Birthday	-	Deposit Paid	Q4-2025	Sales Department	\$750.00
Subtotal								\$1,500.00
Ownership (2)	12/19/2025	0197	Zack Mason	-	Sale Complete	Q4-2025	Sales Department	\$500.00
	12/1/2025	0205	Paul Voorhes	-	Sale Complete	Q4-2025	Sales Department	\$500.00
Subtotal								\$1,000.00
Transfer (1)	12/06/2025	0553	Ryan Gardner	-	Transfer Complete	Q4-2025	Sales Department	\$350.00
Subtotal								\$350.00
Wedding (2)	12/14/2025	-	2026 Orde Savannah Flannery	-	Wedding Booked	Q4-2025	Sales Department	\$5,000.00
	12/14/2025	-	McLeroy-Hayes Wedding	-	Wedding Booked	Q4-2025	Sales Department	\$8,000.00
Subtotal								\$13,000.00
								\$15,050.00

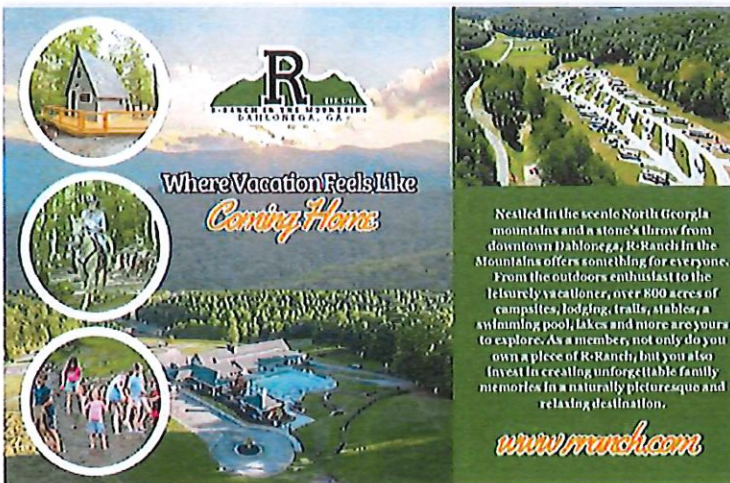
## Marketing

**Social Media** Our overall content interaction is up both with Facebook and Instagram. With the departure of Will, we are creating a new content calendar for 2026. Stay tuned for what we have planned on the horizon as we slowly build our Tiktok and reel base.



**Website** We are going to step back on services some from our current web developer for budget, but he will still assist on an as needed basis. We have populated the calendar for 2026 and will continue to do so as events get booked.

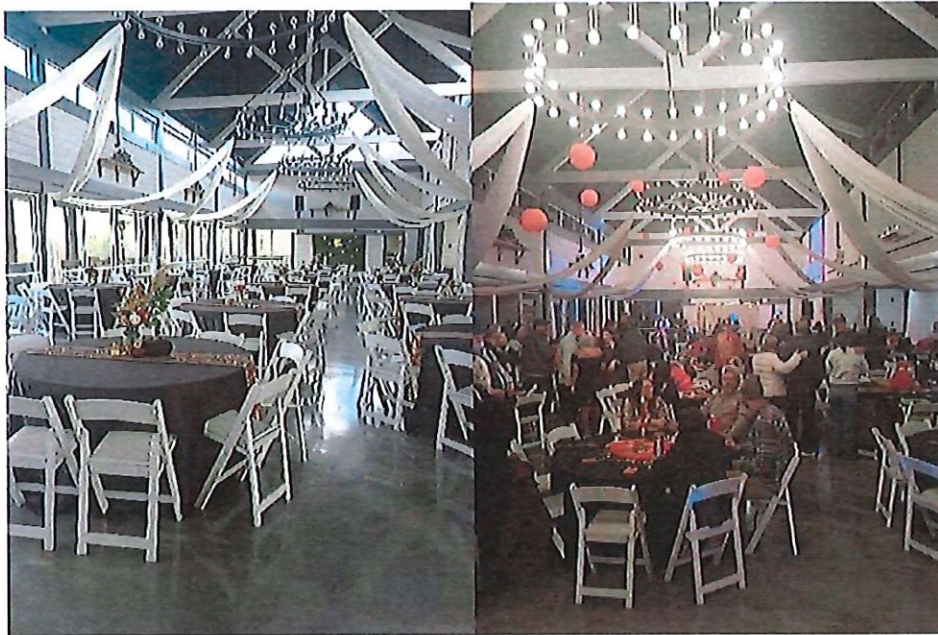
**Print and Billboard** We have opted into the GoCampGeorgia State Directory through the Georgia Association of RV Parks & Campgrounds doing a half page ad. There will QR Codes linked to the directory in the Welcome Centers, CVB's, RV Dealers, and campgrounds throughout the state. It is set to launch on January 15, 2026.



## Events

### Owner Events

Both Thanksgiving potluck and New Year's Eve had massive turnouts with over 150 people attending each. Thanksgiving the food took up the entire length of the main lodge room and there was very little left. New Year's Eve, the Chillbillyz rocked the party and the DJ and karaoke went until about 2am. Also, a huge thank you to the owners and board who contributed to the Staff Christmas Party. It was nice to relax and enjoy the night along with jam to Sniffy and the Lips.



### Private Events

November the Ranch hosted Miami-Dade again bringing nearly 400 into the lodge for their meals, using our softball field for tournaments, and grounds for yoga and relaxation. They have already booked for Nov 2027 at a slightly higher rate for lodge rental. We look forward to more years of our partnership with them. We also hosted the Annual Dahlonega-Lumpkin Chamber Dinner and they have given dates for 2027. December kicked off with the Breakfast with Santa with the Lumpkin County Sheriff's Department and we had nearly 350 eat breakfast with more who came just to see Santa.



**Current weddings report:**

We are experiencing a ton of wedding inquiries since adding Zola (\$150 for 3 months). It is a website a lot of brides are moving to as it handles many aspects of weddings. Many brides want to see the venue around the time of year they want to get married and fall is our peak.

NOV Dec/2023	Wedding Wire	HCTG	Zola	Website/Phone	Total
Inquiries	5	8	33	5	31
Tours	2	2	2	2	8
Bookings	1		1	1	3
Meetings with Booked Brides					5
Total price for weddings					\$ 25,000.00
Deposits Collected					\$ 7,200.00
	Nov/Weddings		4		
	Final Balance Collected	\$ 4,875.00			

**EXECUTIVE DIRECTOR REPORT**

**2025 Old Business Report**

- a. Stables Truck Purchased – The Stables truck had 4 offers total. The first two came from owners who looked at it and said it wasn’t worth the asking price. The third offer in line was an employee of the Stables who purchased it for \$750.
- b. Lodge A/C – The boiler was removed and 6 commercial grade mini splits were installed and in great working order. The installation is warrantied for 1 year and units for 3. The lower level had a new 5-ton unit installed with all new duct work.
- c. Bank Accounts – Have been consolidated from 7 to 3 and a new variable interest rate was applied to our savings account increasing nearly 2%.
- d. Kinetic Fiber Install – A meeting was held with Kinetic to discuss the capabilities of fiber in the Ranch. See the quote provided. This is a big monthly expense not budgeted for, but an alternative option was also given to individual campers. See the attachments.

**Upcoming/Ongoing Projects/Events**

- e. Individual Manager Meetings – These were conducted the first two weeks of the new year. Budgets were provided to each department. Goals for 2026 were also discussed, along with my expectations for the year and each department. We are also individually still meeting with the strategic committee on some things.
- f. Exclusive Partnerships – As a way to expand the Ranch’s local impression and as a means of natural marketing and public/private partnerships, the Ranch will be looking into a few exclusive partnerships. One being with a local equine therapy leader who will bring groups in to teach them leadership skills and how to navigate them as it compares to horses. We may also partner with a small boutique hotel to have their guests visit the Ranch with prior approval. These may help with exposure, income, and other avenues for the Ranch. This will be a pilot program for a short amount of time to see if it is viable to the business of the Ranch. I am also seeking information from the insurance company on coverage needs and logistics. To be continued.
- g. Mini Golf Area/Basketball – One basketball hoop installed near the pickleball court. Total install cost \$40. The mini golf is slowly coming together. The ranch is out approximately \$800 in paint and materials. The turf was already in house and Johnny provided an additional 3 rolls for \$200. We are hoping to have it completed in the coming weeks. Thank you to all who have helped. We will do a second round of lighting, signage, and plantings in the Spring.
- h. Upcoming Informational Emails – Admin has collectively created an annual email list of staple email blasts along with some room for educational ones as issues arise. Please see the list provided. This is a direct response to the annual meeting’s comments about more communication needed. We will do a better job of informing the ownership of things before they happen. The immediate coming emails will be educational regarding RV Storage, site cleanliness, and some other things on the horizon.

**Executive Director Request for Board Approval**

-None at this time

**Executive Meeting - Deed Back and Hardship Requests**



## Financial Reporting

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*Jan – Dec 2025*

1. YTD Financial Results: Overall
2. YTD Financial Results: Contributing Activities
3. YTD Financial Results: Reducing Activities
4. Appendix

*Prepared by*



**POSITIVE FINANCIAL**  
ANALYSIS | BOOKKEEPING | PLANNING

## YTD Financial Results: Overall

Through December, net income is down, compared to plan, by \$111K. The variance is mainly driven by less contributing activities than plan (\$206K), partially offset by expenses down (\$95K). Cash balances in the bank total \$508K.

Financial Category	NET Results									
	YTD Actual	YTD Plan	YTD Variance	YTD % of Budget	Full Year Proforma	Full Year Budget	Full Year Variance	Full Year % of Budget		
<b>Contributing Activities</b>										
Assessments	1,450,816	1,517,500	(66,684)	-4%	1,450,816	1,517,500	(66,684)	96%		
Adoptions	224,409	257,600	(33,191)	-13%	224,409	257,600	(33,191)	87%		
Reservations	223,001	248,821	(25,820)	-10%	223,001	248,821	(25,820)	90%		
Facilities Rental	148,958	179,800	(30,842)	-17%	148,958	179,800	(30,842)	83%		
Rodeo	(10,336)	36,477	(46,813)	-128%	(10,336)	36,477	(46,813)	-28%		
Other Income	13,833	23,092	(9,259)	-40%	13,833	23,092	(9,259)	60%		
Ownership Sales	18,883	21,375	(2,492)	-12%	18,883	21,375	(2,492)	88%		
Front Office Sales	16,901	7,800	9,101	117%	16,901	7,800	9,101	217%		
<b>Net Contributing Activities</b>	<b>2,086,465</b>	<b>2,292,465</b>	<b>(206,000)</b>	<b>-9%</b>	<b>2,086,465</b>	<b>2,292,465</b>	<b>(206,000)</b>	<b>91%</b>		
<b>Reducing Activities</b>										
Capital Improvements	(124,492)	(35,000)	(89,492)	256%	(124,492)	(35,000)	(89,492)	356%		
Other Expenses	(56,688)	(50,090)	(6,598)	13%	(56,688)	(50,090)	(6,598)	113%		
Horses	(71,483)	(59,234)	(12,249)	21%	(71,483)	(59,234)	(12,249)	121%		
Property Taxes	(92,035)	(105,000)	12,965	-12%	(92,035)	(105,000)	12,965	88%		
Utilities	(219,809)	(235,778)	15,969	-7%	(219,809)	(235,778)	15,969	93%		
Repairs & Maintenance	(215,823)	(238,470)	22,647	-9%	(215,823)	(238,470)	22,647	91%		
Operating	(329,878)	(314,616)	(15,262)	5%	(329,878)	(314,616)	(15,262)	105%		
Payroll	(1,006,432)	(1,173,598)	167,167	-14%	(1,006,432)	(1,173,598)	167,167	86%		
<b>Net Reducing Activities</b>	<b>(2,116,640)</b>	<b>(2,211,786)</b>	<b>95,146</b>	<b>-4%</b>	<b>(2,116,640)</b>	<b>(2,211,786)</b>	<b>95,146</b>	<b>96%</b>		
<b>Total</b>	<b>(30,175)</b>	<b>30,679</b>	<b>(10,854)</b>	<b>-137%</b>	<b>(30,175)</b>	<b>30,679</b>	<b>(10,854)</b>	<b>-37%</b>		

\*Note that these contributing and reducing activities numbers shown are net of income and expenses. For example, Rodeo being a negative contributor of \$38K, includes less income than plan (\$9K), and more expenses than planned (\$29K). Please see appendix slides for additional details.

\*\* immaterial inconsistencies are possible due to rounding.

## YTD Financial Results: Contributing Activities

Through December, contributing activities are down, compared to plan, by \$206K.

Contributing Activities	Financial Category	NET Results							
		YTD Actual	YTD Plan	YTD Variance	YTD % of Budget	Full Year Proforma	Full Year Budget	Full Year Variance	Full Year % of Budget
Assessments		1,450,816	1,517,500	(66,684)	-4%	1,450,816	1,517,500	(66,684)	96%
Adoptions		224,409	257,600	(33,191)	-13%	224,409	257,600	(33,191)	87%
Reservations		223,001	248,821	(25,820)	-10%	223,001	248,821	(25,820)	90%
Facilities Rental		148,958	179,800	(30,842)	-17%	148,958	179,800	(30,842)	83%
Rodeo		(10,336)	36,477	(46,813)	-128%	(10,336)	36,477	(46,813)	-28%
Other Income		13,833	23,092	(9,259)	-40%	13,833	23,092	(9,259)	60%
Ownership Sales		18,883	21,375	(2,492)	-12%	18,883	21,375	(2,492)	88%
Front Office Sales		16,901	7,800	9,101	117%	16,901	7,800	9,101	217%
<b>Net Contributing Activities</b>		<b>2,086,465</b>	<b>2,292,465</b>	<b>(206,000)</b>	<b>-9%</b>	<b>2,086,465</b>	<b>2,292,465</b>	<b>(206,000)</b>	<b>91%</b>

### Contributing Activity (\$206K unfavorable) variances are mainly driven by:

- Assessments (down \$67K) – This is mainly due to special assessments (down \$66K).
- Adoptions (down \$33K) – Adoption income is actually up \$16K vs. plan, however 20% (or \$48K) is being allocated to capital improvements (accounts 4500, 4502, and 4504) and that 20% allocation was not reflected in the fiscal plan. This allocation methodology will not continue in 2026.
- Reservations (down \$26K) – This is mainly driven by RV reservations (down \$44K), partially offset by cabin reservations (up \$18K).
- Facilities Rental (down \$31K) – Weddings are down \$52K, partially offset by an increase in other lodge events income (\$13K) and a decrease in owner event expenses (down \$7K).
- Rodeo (down \$47K) – Income is down \$9K, primarily related to parking and refreshments due to the weather, seating expenses are up (\$20K), and the new announced booth (up \$15K) was not in the budget for 2025 [It is my understanding that this expense was to be funded by 2024 event proceeds, however the expense was not included in the 2025 budget].

\* Assessment variance calculation includes the following accounts: 4000, 4001, 4002, 4900, 4036, 6900

## YTD Financial Results: Reducing Activities

Through December, reducing activities are down, compared to plan, by \$95K. This variance is mainly driven by decreased spend in property taxes, utilities, repairs/maint, and payroll, partially offset by increases in cap improvements, ops, and horses.

Financial Category	NET Results									
	YTD Actual	YTD Plan	YTD Variance	YTD % of Budget	Full Year Proforma	Full Year Budget	Full Year Variance	Full Year % of Budget		
Capital Improvements	(124,492)	(35,000)	(89,492)	256%	(124,492)	(35,000)	(89,492)	356%		
Other Expenses	(56,688)	(50,090)	(6,598)	13%	(56,688)	(50,090)	(6,598)	113%		
Horses	(71,483)	(59,234)	(12,249)	21%	(71,483)	(59,234)	(12,249)	121%		
Property Taxes	(92,035)	(105,000)	12,965	-12%	(92,035)	(105,000)	12,965	88%		
Utilities	(219,809)	(235,778)	15,969	-7%	(219,809)	(235,778)	15,969	93%		
Repairs & Maintenance	(215,823)	(238,470)	22,647	-9%	(215,823)	(238,470)	22,647	91%		
Operating	(329,878)	(314,616)	(15,262)	5%	(329,878)	(314,616)	(15,262)	105%		
Payroll	(1,006,432)	(1,173,598)	167,167	-14%	(1,006,432)	(1,173,598)	167,167	86%		
<b>Net Reducing Activities</b>	<b>(2,116,640)</b>	<b>(2,211,786)</b>	<b>95,146</b>	<b>-4%</b>	<b>(2,116,640)</b>	<b>(2,211,786)</b>	<b>95,146</b>	<b>96%</b>		
<b>Total</b>	<b>(50,175)</b>	<b>30,679</b>	<b>(110,854)</b>	<b>-157%</b>	<b>(50,175)</b>	<b>30,679</b>	<b>(110,854)</b>	<b>-37%</b>		

### Reducing Activity (\$95K favorable) variances are mainly driven by:

- Capital Improvements (up \$89K) – Capital improvements are actually up \$137K but partially offset by \$48K being allocated from adoptions to capital improvements as income. Large capital improvements include Utility Services Co (\$55K) and DockCo for Cabin 812 (\$99K). Note that the total capital improvements budget for 2025 was \$35K.
- Other Expenses (up \$7K) – The primary driver of the variance is accounting fees (up \$15K), offset by favorability in fuel expense (\$4K) and legal expense (\$5K).
- Horses (up \$12K) – This is mainly driven by feed (\$10K) and vet/medicine (\$2K)
- Utilities (down \$16K) – Cabin down \$5K, Lodge down \$18K, RV down \$6K, offset by operating up \$13K (mainly trash - \$5K, WWTP -\$2K, electric - \$4K)
- Repairs & Maint (down \$23K)
- Operating (up \$15K) – This is mainly driven by increases in office expense (\$5K), insurance (\$13K), and merchant service-related fees (\$12K), employee development and acknowledgements (\$5K), safety (\$3K), partially offset by decreases in IT/internet/phone (\$21K) and owner sales/transfers (\$4K)
- Payroll (down \$167K)

## Financial Appendix

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1. 2025 Budget Overview by Class
2. P&L Detail
3. Balance Sheet



## Appendix: 2025 Budget Overview by Financial Category & Class



**POSITIVE FINANCIAL**  
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This view shows the categories contributing or removing from net income for the year. The categories are net of income and expense. For example, total 'Rodeo' of \$36K, means that net of expenses, it is expected that the Rodeo to contribute \$36K to the net income of R-Ranch.

Financial Category	Total	2025 BUDGET BY CLASS					
		Admin	Lodge	Cabin	RV	Rodeo	Stables
<b>Contributing Activities</b>							
Assessments	1,517,500	1,517,500	-	-	-	-	-
Adoptions	257,600	-	-	42,000	215,600	-	-
Reservations	248,821	100	-	115,344	133,377	-	-
Facilities Rental	179,800	(11,300)	191,100	-	-	-	-
Rodeo	36,477	-	-	-	-	36,477	-
Other Income	23,092	8,650	-	-	-	-	14,442
Ownership Transfers	21,375	21,375	-	-	-	-	-
Front Office Sales	7,800	7,800	-	-	-	-	-
<b>Net Contributing Activities</b>	<b>2,292,465</b>	<b>1,544,125</b>	<b>191,100</b>	<b>157,344</b>	<b>348,977</b>	<b>36,477</b>	<b>14,442</b>
<b>Reducing Activities</b>							
Capital Improvements	(35,000)	(35,000)	-	-	-	-	-
Other Expenses	(50,090)	(37,090)	-	(13,000)	-	-	-
Horses	(59,234)	-	-	-	-	-	(59,234)
Property Taxes	(105,000)	(105,000)	-	-	-	-	-
Utilities	(235,778)	(98,061)	(58,685)	(37,236)	(41,796)	-	-
Repairs & Maintenance	(238,470)	(154,690)	(40,415)	(29,250)	(12,755)	-	(1,360)
Operating	(314,616)	(309,636)	(4,980)	-	-	-	-
Payroll	(1,173,598)	(1,125,598)	(48,000)	-	-	-	-
<b>Net Reducing Activities</b>	<b>(2,211,786)</b>	<b>(1,865,075)</b>	<b>(152,080)</b>	<b>(79,486)</b>	<b>(54,551)</b>	<b>-</b>	<b>(60,594)</b>
<b>Total</b>	<b>80,679</b>	<b>(320,950)</b>	<b>39,020</b>	<b>77,858</b>	<b>294,426</b>	<b>36,477</b>	<b>(46,152)</b>

# Appendix: P&L Detail – Contributing Activities



**POSITIVE FINANCIAL**  
ANALYSIS | ACCOUNTING | PLANNING



Financial Category	NET Results									
	YTD Actual	YTD Plan	YTD Variance	YTD % of Budget	Full Year Proforma	Full Year Budget	Full Year Variance	Full Year % of Budget		
4000 Admin - Assessments	1,576,975	1,404,000	172,975	12%	1,576,975	1,404,000	172,975	112%		
4001 Admin - Assessments - DBP	7,785	-	7,785	N/A	7,785	-	7,785	N/A		
4002 Admin - Child Rights	2,403	2,600	(197)	-8%	2,403	2,600	(197)	92%		
4008 Admin - Late Fees & FC	29,125	40,000	(10,875)	-27%	29,125	40,000	(10,875)	73%		
4900 Admin - Open Credits	(9,175)	-	(9,175)	N/A	(9,175)	-	(9,175)	N/A		
4036 Admin - Recovery of Bad Debt	9	2,500	(2,491)	-100%	9	2,500	(2,491)	0%		
4503 Capital Improve - Spc Assess	1,950	68,400	(66,450)	-97%	1,950	68,400	(66,450)	3%		
6900 Bad Debt Expense	(158,255)	-	(158,255)	N/A	(158,255)	-	(158,255)	N/A		
<b>Assessments</b>	<b>1,450,816</b>	<b>1,517,500</b>	<b>(66,684)</b>	<b>-4%</b>	<b>1,450,816</b>	<b>1,517,500</b>	<b>(66,684)</b>	<b>96%</b>		
4038 Admin - RV Adoptions	48,995	194,040	(145,045)	-75%	48,995	194,040	(145,045)	25%		
4040 Admin - Cabin Adoptions	4,962	33,600	(28,638)	-85%	4,962	33,600	(28,638)	15%		
4208 RV - Yearly Adoptions	139,054	21,560	117,494	545%	139,054	21,560	117,494	645%		
4306 Cabin - Adoptions	31,398	8,400	22,998	274%	31,398	8,400	22,998	374%		
<b>Adoptions</b>	<b>224,409</b>	<b>257,500</b>	<b>(33,191)</b>	<b>-13%</b>	<b>224,409</b>	<b>257,500</b>	<b>(33,191)</b>	<b>87%</b>		
4014 Admin - Day Use	370	100	270	270%	370	100	270	370%		
4042 Admin - RV Moves	4,534	6,173	(1,639)	-27%	4,534	6,173	(1,639)	73%		
4048 Admin - Pet Fees	3,310	820	2,490	304%	3,310	820	2,490	404%		
4200 RV - Reservation	51,239	85,204	(33,965)	-40%	51,239	85,204	(33,965)	60%		
4210 RV - Guest & Group	33,139	42,000	(8,861)	-21%	33,139	42,000	(8,861)	79%		
4300 Cabin - Reservation	34,258	26,879	7,379	27%	34,258	26,879	7,379	127%		
4308 Cabin - Guest & Group	57,790	54,930	2,860	5%	57,790	54,930	2,860	105%		
4310 Cabin - Cottage	38,361	32,715	5,646	17%	38,361	32,715	5,646	117%		
<b>Reservations</b>	<b>223,001</b>	<b>248,821</b>	<b>(25,820)</b>	<b>-10%</b>	<b>223,001</b>	<b>248,821</b>	<b>(25,820)</b>	<b>90%</b>		
4400 Lodge - Weddings	160,570	215,000	(54,430)	-25%	160,570	215,000	(54,430)	75%		
4401 Lodge - Wedding - Members	3,636	-	3,636	N/A	3,636	-	3,636	N/A		
4402 Lodge - Events	16,643	11,000	5,643	51%	16,643	11,000	5,643	151%		
4403 Lodge - Events - Members	6,950	1,500	5,450	363%	6,950	1,500	5,450	463%		
6134 Owner - Events	(4,089)	(11,300)	7,211	-64%	(4,089)	(11,300)	7,211	36%		
6406 Lodge - Event Decor/improve	(3,623)	(4,400)	777	-18%	(3,623)	(4,400)	777	82%		
6410 Lodge - Event Clean/Supply	(31,129)	(32,000)	871	-3%	(31,129)	(32,000)	871	97%		
<b>Facilities Rental</b>	<b>148,958</b>	<b>179,800</b>	<b>(30,842)</b>	<b>-17%</b>	<b>148,958</b>	<b>179,800</b>	<b>(30,842)</b>	<b>83%</b>		

# Appendix: P&L Detail – Contributing Activities



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Financial Category	NET Results									
	YTD Actual	YTD Plan	YTD Variance	YTD % of Budget	Full Year Performance	Full Year Budget	Full Year Variance	Full Year % of Budget		
4700 Rodeo - Tickets	68,833	68,500	333	0%	68,833	68,500	333	100%		
4702 Rodeo - Parking	3,870	7,500	(3,630)	-48%	3,870	7,500	(3,630)	52%		
4704 Rodeo - Vendors	3,957	4,500	(543)	-12%	3,957	4,500	(543)	88%		
4706 Rodeo - Sponsors	13,360	14,100	(740)	-5%	13,360	14,100	(740)	95%		
4710 Rodeo - Souvenirs	1,383	2,000	(617)	-31%	1,383	2,000	(617)	69%		
4712 Rodeo - Refreshments	6,245	10,400	(4,155)	-40%	6,245	10,400	(4,155)	60%		
6700 Rodeo - Stock Contract	(4,500)	(4,000)	(500)	13%	(4,500)	(4,000)	(500)	113%		
6702 Rodeo - 4L Ticket Split	(34,991)	(30,000)	(4,991)	17%	(34,991)	(30,000)	(4,991)	117%		
6704 Rodeo - Prize Money	(6,750)	(6,750)	-	0%	(6,750)	(6,750)	-	100%		
6706 Rodeo - Advertising	(281)	(1,073)	792	-74%	(281)	(1,073)	792	26%		
6708 Rodeo - Security & EMT	(2,200)	(2,100)	(100)	5%	(2,200)	(2,100)	(100)	105%		
6710 Rodeo - Seating	(26,060)	(6,000)	(20,060)	334%	(26,060)	(6,000)	(20,060)	434%		
6712 Rodeo - Sanitation	(2,055)	(1,875)	(180)	10%	(2,055)	(1,875)	(180)	110%		
6714 Rodeo - Souvenirs Expense	(432)	(1,400)	968	-69%	(432)	(1,400)	968	31%		
6716 Rodeo - Sponsors Exp	(1,010)	(900)	(110)	12%	(1,010)	(900)	(110)	112%		
6718 Rodeo - In-House Exp	(2,416)	(2,475)	59	-2%	(2,416)	(2,475)	59	98%		
6720 Rodeo - Projects & Improve	(18,701)	(3,450)	(15,251)	442%	(18,701)	(3,450)	(15,251)	542%		
6724 Rodeo - Rentals	-	(1,000)	1,000	-100%	-	(1,000)	1,000	0%		
6726 Rodeo - Insurance	(525)	(1,000)	475	-48%	(525)	(1,000)	475	53%		
6728 Rodeo - Refreshments Exp	(4,566)	(3,200)	(1,366)	43%	(4,566)	(3,200)	(1,366)	143%		
6730 Rodeo - Merchant Svc	(3,068)	(1,900)	(1,168)	61%	(3,068)	(1,900)	(1,168)	161%		
6732 Rodeo - Supplies	(431)	(3,400)	2,969	-87%	(431)	(3,400)	2,969	13%		
<b>Rodeo</b>	<b>(10,336)</b>	<b>36,477</b>	<b>(46,813)</b>	<b>-128%</b>	<b>(10,336)</b>	<b>36,477</b>	<b>(46,813)</b>	<b>-28%</b>		

# Appendix: P&L Detail – Contributing Activities



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Contributing Activities	NET Results									
	YTD Actual	YTD Plan	YTD Variance	YTD % of Budget	Full Year Proforma	Full Year Budget	Full Year Variance	Full Year % of Budget		
4004 Admin - Interest	172	450	(278)	-62%	172	450	(278)	38%		
4006 Admin - Fines & Fees	1,021	1,200	(179)	-15%	1,021	1,200	(179)	85%		
4007 Admin - Collection Fees - Recouped	-	-	-	N/A	-	-	-	N/A		
4030 Admin - Stables - Riding Pass	8,815	12,000	(3,185)	-27%	8,815	12,000	(3,185)	73%		
4032 Admin - Stables - Stall Fees	135	42	93	221%	135	42	93	321%		
4034 Admin - Stables - JR, Wrangler/Hay/Fundraiser	2,715	2,400	315	13%	2,715	2,400	315	113%		
4600 Legal - Admin	975	7,000	(6,025)	-86%	975	7,000	(6,025)	14%		
Other Income	13,833	23,092	(9,259)	-40%	13,833	23,092	(9,259)	60%		
4010 Admin - Ownership Sales	6,745	7,200	(455)	-6%	6,745	7,200	(455)	94%		
4012 Admin - Ownership Transfers	12,138	14,175	(2,037)	-14%	12,138	14,175	(2,037)	86%		
Ownership Sales	18,883	21,375	(2,492)	-12%	18,883	21,375	(2,492)	88%		
4016 Admin - Sales - Ice	2,285	3,000	(715)	-24%	2,285	3,000	(715)	76%		
4018 Admin - Sales - Propane	11,671	10,000	1,671	17%	11,671	10,000	1,671	117%		
4020 Admin - Sales - Souvenirs	5,068	2,000	3,068	153%	5,068	2,000	3,068	253%		
4022 Admin - Sales - Firewood	1,664	2,000	(336)	-17%	1,664	2,000	(336)	83%		
4024 Admin - Sales - Gate Cards	925	500	425	85%	925	500	425	185%		
4026 Admin - Sales - Store	13,338	8,000	5,338	67%	13,338	8,000	5,338	167%		
4028 Admin - Vending Income	357	4,300	(3,943)	-92%	357	4,300	(3,943)	8%		
Non Profit Income	6,272	-	6,272	N/A	6,272	-	6,272	N/A		
6031 Admin - Vending Expense	-	-	-	N/A	-	-	-	N/A		
6048 Admin - Sales - Ice Exp	(1,400)	(2,500)	1,100	-44%	(1,400)	(2,500)	1,100	56%		
6050 Admin - Sales - Propane Exp	(8,739)	(11,000)	2,261	-21%	(8,739)	(11,000)	2,261	79%		
6052 Admin - Sales - Souvenirs Exp	(5,237)	(2,000)	(3,237)	162%	(5,237)	(2,000)	(3,237)	262%		
6054 Admin - Sales - Gate Cards Exp	(273)	(500)	227	-45%	(273)	(500)	227	55%		
6056 Admin - Sales - Firewood Exp	(1,173)	(1,000)	(173)	17%	(1,173)	(1,000)	(173)	117%		
6058 Admin - Sales - Store Exp	(7,859)	(5,000)	(2,859)	57%	(7,859)	(5,000)	(2,859)	157%		
Front Office Sales	15,901	7,800	9,101	117%	16,901	7,800	9,101	217%		
<b>Net Contributing Activities</b>	<b>2,086,465</b>	<b>2,292,465</b>	<b>(206,000)</b>	<b>-9%</b>	<b>2,086,465</b>	<b>2,292,465</b>	<b>(206,000)</b>	<b>692%</b>		

# Appendix: P&L Detail – Reducing Activities



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Financial Category	NET Results									
	YTD Actual	YTD Plan	YTD Variance	YTD % of Budget	Full Year Proforma	Full Year Budget	Full Year Variance	Full Year % of Budget		
4500 Capital Improve - RV	37,355	-	37,355	N/A	37,355	-	37,355	N/A		
4502 Capital Improve - Cabins	9,839	-	9,839	N/A	9,839	-	9,839	N/A		
4504 Capital Imp - Interest	1,239	-	1,239	N/A	1,239	-	1,239	N/A		
6110 Operating - Projects & Improve	(501)	-	(501)	N/A	(501)	-	(501)	N/A		
6216 RV - Projects & Improve	(78)	-	(78)	N/A	(78)	-	(78)	N/A		
6308 Cabin - Rainbow	(3,173)	-	(3,173)	N/A	(3,173)	-	(3,173)	N/A		
6318 Cabin - Special Projects	(2,529)	-	(2,529)	N/A	(2,529)	-	(2,529)	N/A		
6325 Cabin - Projects & Improve	(1,173)	-	(1,173)	N/A	(1,173)	-	(1,173)	N/A		
6424 Lodge - Projects & Improve	(6,996)	-	(6,996)	N/A	(6,996)	-	(6,996)	N/A		
6500 Capital - Infra Improve	(158,474)	(35,000)	(123,474)	353%	(158,474)	(35,000)	(123,474)	453%		
Capital Improvements	(124,492)	(35,000)	(89,492)	256%	(124,492)	(35,000)	(89,492)	356%		
6012 Admin - Accounting Fees	(20,284)	(5,500)	(14,784)	269%	(20,284)	(5,500)	(14,784)	369%		
6014 Admin - Bank Fees	(599)	(740)	141	-19%	(599)	(740)	141	81%		
6060 Admin - Sporting Equipment	(639)	(475)	(164)	34%	(639)	(475)	(164)	134%		
6068 GPM - Fuel	(16,342)	(21,000)	4,658	-22%	(16,342)	(21,000)	4,658	78%		
6088 GPM - Tools	(3,178)	(2,375)	(803)	34%	(3,178)	(2,375)	(803)	134%		
6114 Housekeeping - Supplies	(13,296)	(13,000)	(296)	2%	(13,296)	(13,000)	(296)	102%		
6600 Legal - Admin Exp	(1,775)	(7,000)	5,225	-75%	(1,775)	(7,000)	5,225	25%		
Payment 1 (Conversion)	-	-	-	N/A	-	-	-	N/A		
Uncategorized Expense	(575)	-	(575)	N/A	(575)	-	(575)	N/A		
Other Expenses	(56,688)	(50,090)	(6,598)	13%	(56,688)	(50,090)	(6,598)	113%		

# Appendix: P&L Detail – Reducing Activities



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Reducing Activities	Financial Category	NET Results									
		YTD Actual	YTD Plan	YTD Variance	YTD % of Budget	Full Year Proforma	Full Year Budget	Full Year Variance	Full Year % of Budget		
	6116 Stables - Feed	(27,901)	(17,760)	(10,141)	57%	(27,901)	(17,760)	(10,141)	157%		
	6118 Stables - Farrier	(18,810)	(17,500)	(1,310)	7%	(18,810)	(17,500)	(1,310)	107%		
	6120 Stables - General Expense	(4,547)	(3,780)	(767)	20%	(4,547)	(3,780)	(767)	120%		
	6124 Stables - Tack & Equipment	(2,387)	(3,120)	733	-23%	(2,387)	(3,120)	733	77%		
	6126 Stables - Vet Fees / Medicine	(14,621)	(12,624)	(1,997)	16%	(14,621)	(12,624)	(1,997)	116%		
	6128 Stables - Jr. Wrangler/Fundraiser Exp.	(476)	(900)	424	-47%	(476)	(900)	424	53%		
	6130 Stables - Horses	(2,199)	(2,800)	601	-21%	(2,199)	(2,800)	601	79%		
	6132 Stables - Tools	(543)	(750)	207	-28%	(543)	(750)	207	72%		
Horses		(71,483)	(59,234)	(12,249)	21%	(71,483)	(59,234)	(12,249)	121%		
	6045 Admin - Property Taxes	(92,035)	(105,000)	12,965	-12%	(92,035)	(105,000)	12,965	88%		
Property Taxes		(92,035)	(105,000)	12,965	-12%	(92,035)	(105,000)	12,965	88%		
	4202 RV - Electric - Quarterly	76,307	75,500	807	1%	76,307	75,500	807	101%		
	4302 Cabin - Electric - Quarterly	11,636	12,702	(1,066)	-8%	11,636	12,702	(1,066)	92%		
	6098 Operating - Util - Electric	(39,714)	(35,296)	(4,418)	13%	(39,714)	(35,296)	(4,418)	113%		
	6100 Operating - Util - Propane	(11,962)	(11,365)	(597)	5%	(11,962)	(11,365)	(597)	105%		
	6102 Operating - Util - WWTP	(2,006)	-	(2,006)	N/A	(2,006)	-	(2,006)	N/A		
	6104 Operating - Util - Trash	(24,405)	(19,000)	(5,405)	28%	(24,405)	(19,000)	(5,405)	128%		
	6106 Operating - Util - Wtr Sys M&R	(22,970)	(22,000)	(970)	4%	(22,970)	(22,000)	(970)	104%		
	6108 Operating - Util - Wtr Trt M&R	(10,161)	(10,400)	239	-2%	(10,161)	(10,400)	239	98%		
	6210 RV - Utilities - Electric	(111,663)	(115,021)	3,358	-3%	(111,663)	(115,021)	3,358	97%		
	6212 RV - Utilities - Propane	-	(2,275)	2,275	-100%	-	(2,275)	2,275	0%		
	6320 Cabin - Utilities - Electric	(43,567)	(48,993)	5,426	-11%	(43,567)	(48,993)	5,426	89%		
	6322 Cabin - Utilities - Propane	(173)	(945)	772	-82%	(173)	(945)	772	18%		
	6416 Lodge - Utilities - Electric	(20,951)	(25,134)	4,183	-17%	(20,951)	(25,134)	4,183	83%		
	6418 Lodge - Utilities - Propane	(20,181)	(33,551)	13,370	-40%	(20,181)	(33,551)	13,370	60%		
Utilities		(219,809)	(235,778)	15,969	-7%	(219,809)	(235,778)	15,969	93%		

# Appendix: P&L Detail – Reducing Activities



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Financial Category	NET Results									
	YTD Actual	YTD Plan	YTD Variance	YTD % of Budget	Full Year Proforma	Full Year Budget	Full Year Variance	Full Year % of Budget		
6030 Admin - Office Build M&R	(857)	(1,420)	563	-40%	(857)	(1,420)	563	60%		
6062 GPM - Equip Rental	(2,996)	(1,400)	(1,596)	114%	(2,996)	(1,400)	(1,596)	214%		
6064 GPM - Equip Repair	(7,078)	(16,700)	9,622	-58%	(7,078)	(16,700)	9,622	42%		
6066 GPM - Fence / Pasture	(6,714)	(22,700)	15,986	-70%	(6,714)	(22,700)	15,986	30%		
6070 GPM - General Maintenance	(11,334)	(9,000)	(2,334)	26%	(11,334)	(9,000)	(2,334)	126%		
6072 GPM - Grounds / Property Repair	(15,882)	(8,400)	(7,482)	89%	(15,882)	(8,400)	(7,482)	189%		
6074 GPM - Keys & Locks	(353)	(650)	297	-46%	(353)	(650)	297	54%		
6076 GPM - Lawn & Landscape Svc	(71,260)	(75,000)	3,740	-5%	(71,260)	(75,000)	3,740	95%		
6078 GPM - Pool Chemicals	(9,502)	(8,500)	(1,002)	12%	(9,502)	(8,500)	(1,002)	112%		
6080 GPM - Pool M&R	(908)	(4,725)	3,817	-81%	(908)	(4,725)	3,817	19%		
6081 GPM - Pool Bathroom	-	(945)	945	-100%	-	(945)	945	0%		
6082 GPM - Pest Control Services	(7,531)	(2,075)	(5,456)	263%	(7,531)	(2,075)	(5,456)	363%		
6084 GPM - Roads M&R	(2,900)	(2,800)	(100)	4%	(2,900)	(2,800)	(100)	104%		
6090 GPM - Vehicle M&R	(14,879)	(12,300)	(2,579)	21%	(14,879)	(12,300)	(2,579)	121%		
6092 GPM - Vehicle Tags & Titles	(333)	(750)	417	-56%	(333)	(750)	417	44%		
6094 GPM - Maint Bldg M&R	(4,739)	(550)	(1,189)	216%	(4,739)	(550)	(1,189)	316%		
6122 Stables - M&R	(1,510)	(1,360)	(150)	11%	(1,510)	(1,360)	(150)	111%		
6200 RV - M&R	(2,132)	(5,380)	3,248	-60%	(2,132)	(5,380)	3,248	40%		
6204 RV - Bath Houses	(3,110)	(1,900)	(1,210)	64%	(3,110)	(1,900)	(1,210)	164%		
6206 RV - Grounds	(3,070)	(2,175)	(895)	41%	(3,070)	(2,175)	(895)	141%		
6208 RV - Roads	-	(3,300)	3,300	-100%	-	(3,300)	3,300	0%		
6300 Cabin - M&R - Do not use	(1,396)	-	(1,396)	N/A	(1,396)	-	(1,396)	N/A		
6302 Cabin - Pest Control Svc	(5,678)	(8,000)	2,322	-29%	(5,678)	(8,000)	2,322	71%		
6306 Cabin - Bath Houses	(2,365)	(1,900)	(465)	24%	(2,365)	(1,900)	(465)	124%		
6310 Cabin - Chapel Hill	(3,059)	(2,375)	(684)	29%	(3,059)	(2,375)	(684)	129%		
6312 Cabin - Cottages	(1,770)	(4,725)	2,955	-63%	(1,770)	(4,725)	2,955	37%		
6314 Cabin - Grounds	(1,200)	(2,800)	1,600	-57%	(1,200)	(2,800)	1,600	43%		
6316 Cabin - Roads	(1,900)	(9,450)	7,550	-80%	(1,900)	(9,450)	7,550	20%		
6400 Lodge - M&R	(31,504)	(23,600)	(7,904)	33%	(31,504)	(23,600)	(7,904)	133%		
6401 Lodge - Chapel M & R	(581)	(945)	364	-38%	(581)	(945)	364	62%		
6402 Lodge - Kitchen M&R	572	(945)	1,517	-161%	572	(945)	1,517	-61%		
6403 Lodge - Pest Control	(2,855)	(1,700)	(1,155)	68%	(2,855)	(1,700)	(1,155)	168%		
<b>Repairs &amp; Maintenance</b>	<b>(215,823)</b>	<b>(238,470)</b>	<b>22,647</b>	<b>-9%</b>	<b>(215,823)</b>	<b>(238,470)</b>	<b>22,647</b>	<b>91%</b>		


# Appendix: P&L Detail – Reducing Activities



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Financial Category	NET Results									
	YTD Actual	YTD Plan	YTD Variance	YTD % of Budget	Full Year Proforma	Full Year Budget	Full Year Variance	Full Year % of Budget		
4050 Admin - Misc - Do not use	(50)	-	(50)	N/A	(50)	-	(50)	N/A		
6016 Admin - Business Fees	(1,080)	(945)	(135)	14%	(1,080)	(945)	(135)	114%		
6018 Admin - IT /Internet /Phone	(51,890)	(73,000)	21,110	-29%	(51,890)	(73,000)	21,110	71%		
6020 Admin - Dues & Subscriptions	(14,147)	(12,000)	(2,147)	18%	(14,147)	(12,000)	(2,147)	118%		
6022 Admin - Emp Develop & Training	(3,197)	(945)	(2,252)	238%	(3,197)	(945)	(2,252)	338%		
6024 Admin - Acknowledgements	(3,253)	(1,000)	(2,253)	225%	(3,253)	(1,000)	(2,253)	325%		
6026 Admin - Merchant Services	4,119	-	4,119	N/A	4,119	-	4,119	N/A		
6028 Admin - Mileage Reimbursement	(633)	(280)	(353)	126%	(633)	(280)	(353)	226%		
6032 Admin - Office Expense	(8,369)	(3,300)	(5,069)	154%	(8,369)	(3,300)	(5,069)	254%		
6034 Admin - Printing / Copying	(5,694)	(7,080)	1,386	-20%	(5,694)	(7,080)	1,386	80%		
6036 Admin - Shipping / Postage	(1,451)	(2,080)	629	-30%	(1,451)	(2,080)	629	70%		
6044 Admin - Insurance - PL&A	(198,562)	(185,971)	(12,591)	7%	(198,562)	(185,971)	(12,591)	107%		
6086 GPM - Supplies Do not use/use 6070	(508)	-	(508)	N/A	(508)	-	(508)	N/A		
6095 GPM - Safety	(6,418)	(3,100)	(3,318)	107%	(6,418)	(3,100)	(3,318)	207%		
6112 Sales - Sales & Market Exp	(8,913)	(9,450)	537	-6%	(8,913)	(9,450)	537	94%		
6113 Sales - Mkt Comm Outreach	(1,809)	(945)	(864)	91%	(1,809)	(945)	(864)	191%		
6136 Owner - Board/Meetings	(104)	(90)	(14)	15%	(104)	(90)	(14)	115%		
6138 Owner - Sales & Transfers	(5,159)	(9,450)	4,291	-45%	(5,159)	(9,450)	4,291	55%		
6412 Lodge - Event Security	(900)	(2,400)	1,500	-63%	(900)	(2,400)	1,500	38%		
6414 Lodge - Marketing	(3,429)	(2,580)	(849)	33%	(3,429)	(2,580)	(849)	133%		
QuickBooks Payments Fees	(16,206)	-	(16,206)	N/A	(16,206)	-	(16,206)	N/A		
Uncategorized Income	(2,228)	-	(2,228)	N/A	(2,228)	-	(2,228)	N/A		
Operating	(329,878)	(314,616)	(15,262)	5%	(329,878)	(314,616)	(15,262)	105%		
6000 Employee - Payroll/Salary	(719,828)	(896,000)	176,172	-20%	(719,828)	(896,000)	176,172	80%		
6002 Employee - Payroll Tax	(125,588)	(68,548)	(57,040)	83%	(125,588)	(68,548)	(57,040)	183%		
6004 Employee - Payroll Fees & Exp	(11,415)	(11,000)	(415)	4%	(11,415)	(11,000)	(415)	104%		
6006 Employee - Benefits	(71,838)	(91,000)	19,162	-21%	(71,838)	(91,000)	19,162	79%		
6007 Employee - IRA	(2,335)	(5,000)	2,665	-53%	(2,335)	(5,000)	2,665	47%		
6008 Employee - Workers Comp	(39,797)	(50,000)	10,203	-20%	(39,797)	(50,000)	10,203	80%		
6010 Employee - Event Commissions (non Wedding)	(75)	(4,050)	3,975	-98%	(75)	(4,050)	3,975	2%		
6408 Lodge - Wedding Contractor	(35,555)	(48,000)	12,445	-26%	(35,555)	(48,000)	12,445	74%		
Payroll	(1,006,432)	(1,173,598)	167,167	-14%	(1,006,432)	(1,173,598)	167,167	86%		
Net Reducing Activities	(2,115,640)	(2,211,786)	95,146	-4%	(2,116,640)	(2,211,786)	95,146	96%		

# Balance Sheet

 Balance Sheet		As of 12-31-2024	As of 12/31/2025	Change
<b>Assets</b>				
Bank Accounts	573,802	507,528	(66,274)	
Accounts Receivable	3,494,614	5,121,136	1,626,522	
Accumulated Depreciation	(1,855,980)	(1,855,980)	-	
Unsold Ranch Memberships	219,895	219,895	-	
Prepaid Expenses	35,230	35,230	-	
<b>Total Current Assets</b>	<b>2,467,561</b>	<b>4,034,708</b>	<b>1,567,147</b>	
Vehicles	-	-	-	
Machinery & Equipment	44,251	64,251	20,000	
Horses & Sports Equipment	517,523	527,452	9,929	
Buildings & Improvements	87,628	87,628	-	
<b>Total Fixed Assets</b>	<b>3,772,778</b>	<b>3,772,778</b>	-	
<b>Total Assets</b>	<b>6,889,741</b>	<b>8,486,817</b>	<b>1,597,076</b>	
<b>Liabilities</b>				
Accrued Property Taxes	22,283	22,283	-	
Sales Tax Payable	1,111	-	(1,111)	
Refundable Cabin Deposits	11,480	12,480	1,000	
Accrued Expenses	87,979	-	(87,979)	
Accrued Payroll	20,527	-	(20,527)	
Garnishment	-	-	-	
<b>Total Current Liabilities</b>	<b>170,919</b>	<b>92,343</b>	<b>(78,575)</b>	

\*Note that this view is accrual, not cash basis.

**CUSTOMER ACCOUNT STATUS/ UNIT STATUS**

Active	772	736	775	639	674	720	713	743	746	657	659	729
Suspended	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	866	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	

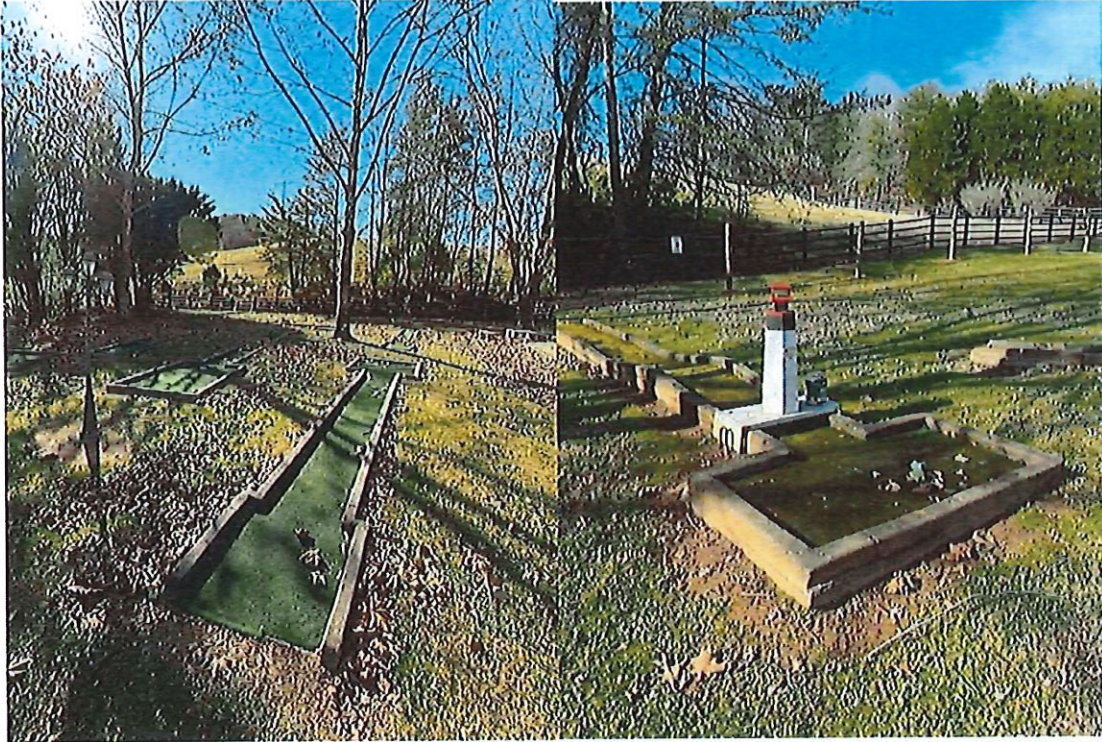
Active	647	628	651	574	608		657	647	644	560	542	
Option Program	10	11	11	12	12		14	12	9	8	8	
Suspended	98	111	77	158	123		78	86	88	167	178	
TOTAL:	755	750	739	744	743	0	749	745	741	735	728	0
Bankruptcy	1	1	1	1	1		4	3	1	1	1	
Collections	65	84	82	81	80		72	72	71	72	72	
TOTAL UNITS	820	835	821	825	823	0	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	

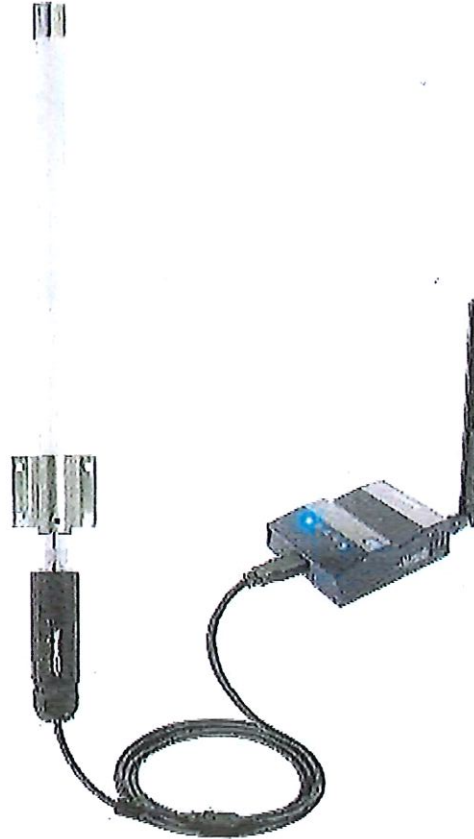
Active	603	606	599	565	586	595	595	595	593	515	537	
Option Program	8	8	7	5	4	4	3	3	3	3	3	
Suspended	78	65	72	108	84	56	51	52	49	126	104	
TOTAL:	689	679	678	678	674	655	649	650	645	644	644	0
Bankruptcy	2	2	2	2	2	1	3	3	3	2	2	
Collections	89	90	90	82	82	95	95	95	89	87	87	
TOTAL UNITS	780	771	768	760	756	750	747	745	734	731	731	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	9/18/24	10/23/24	11/12/24	

Active	556	558	559	518	533	547	548	563	564	473	501	520
Option Program	2	2	2	2	2	1	1	3	3	2	2	2
Suspended	85	81	78	120	103	90	88	72	70	154	129	111
TOTAL:	643	641	639	640	638	638	637	638	637	629	632	633
Bankruptcy	1	2	2	2	2	2	2	3	3	3	3	3
Collections	86	84	84	84	84	84	84	84	84	81	81	81
TOTAL UNITS	730	727	723	724	722	722	723	722	721	710	713	714
Status as of:	1/14/25	2/6/25	3/11/25	4/17/25	5/9/25	6/10/25	7/14/25	8/12/25	9/15/25	10/24/25	11/14/25	1/9/26



# Attachments





★ REVIEWS

### CC Vector RV Long Range WiFi Receiver System 2.4 GHz

Item#: VEC2

C. Crane

Condition: New

Availability: **In Stock; Usually ships within 1 business day.**

\$279.99

★★★★★ 29 reviews [Write a review](#)

tity:

**Account Summary**

Customer Name	R-RANCH IN THE MOUNTAINS
Quote #	2937504
Uniti Representative	Christopher Wyke
Contract Term Length	60 Months
Effective Date	November 17, 2025

**Summary of Charges (Total for All Locations)**

Product	Monthly Recurring Charges	One-Time Charges
Internet Service	\$2,740.00	\$0.00
<b>Total*</b>	<b>\$2,740.00</b>	<b>\$0.00</b>

The Monthly Recurring Charges represented above DO NOT include the taxes or charges that Uniti passes on to governmental entities AND the following Uniti fees and surcharges: Access Recovery Charge of up to \$3.00 per line or a maximum of 5 per trunk. Regulatory Assessment Surcharge of up to 8% (or for future increases with prior notice, the then-current tariff rate) applies to Interstate and International charges in the following states MN, NY and PA. An Administrative Service Fee of up to 18% (or for future increases with prior notice, the then-current tariff rate) applies to Interstate, Intrastate and Internet services monthly charges in all states except MN, NY and PA.