

**Country Club Estates Homeowners Association
Annual Meeting**

Saturday, January 28, 2017, 9:00 AM

Historic Train Depot

Meeting Minutes are Draft until approved at next annual meeting

Pledge of Allegiance – Led by Dan Welch

The 2017 Annual CCEHA meeting was called to order at 9:07 AM, by Dan Welch, President.

Introduction of 2016 Board Members – 2016 CCEHA Board Members as follows: Rick Molitor, Director; Linda Anderson, Treasurer; Alex Chacon, Vice President; Dan Welch, President; Diane Carl, Secretary; Clete Jackson, Director; and Steve Westenhofer, Director.

President's Message - Written and read by Dan Welch, President.

Good morning everyone I'm glad to see so many familiar faces out there and a few new ones. If I'm up here speaking to you now, it is because I think that once again we have a quorum and will be able to conduct the rest of the meeting.

The past year did not go as expected, but we did manage to muddle through it in one piece with most of our faculties and sanity intact.

I regret some events that took place and the part that I personally played in them, but I made my bed and now I sleep in it.

Some high and low lights of 2016 were:

We implemented PayPal as a new method of paying our dues and while it wasn't perfect, it was used by some of us (especially absentee owners) and has been refined this year so that the association will not lose any money on PayPal fees.

One of the big events of last year was the completion of the covered patio at the club house. I personally think it was too long in coming but am glad it is finished and being enjoyed by the community. It has already served its purpose several times this past year by allowing overflow from events at the club house, thus enabling more people to participate in the fun.

The other big event last year was the bench trial of the law suit. The results of which did not make anyone happy and that's all I will say at this time about that issue.

Finally on another down note, this year's nomination for new members of the board was abysmal. Not only did we not get any one to volunteer for the open positions (I did manage to coerce Alex into running for VP), but as a result, the returned ballot count was what I think a new low of 55.

I personally do not know what the answer is to get more members to engage in the process of running the association, but I can say this without any doubt. That if we do not see an increase in people willing to run for board and committee positions, then one of two things will most likely take place.

One: The board will cease to be and with no one to assess dues or pay our obligations, the HOA will no longer be a viable entity. Which means there will be no way to enforce the CC&Rs nor will the HUD exemption be enforceable. In all likely hood, the association would be forced into receivership and the state would step in to manage the dissolution of the HOA. We would then be like every other place in Deming, no restrictions on building style or family make-up.

Two: And I think this is also a possibility. Before final break down of the HOA, a management company would be retained once again to handle the affairs of the HOA. Only this time they would need to be give even more autonomy over the HOA's day to day business, which the board would normally handle. Also it is my understanding that the management company would still require at the very least a puppet board of at least three directors to interface with. This scenario would likely see an increase in dues to pay for the management company.

Neither scenario is one that I personally want to see take place and I feel confident that a majority of our owners feel likewise. So I want to ask everyone here to please consider what I have said and even if you personally cannot volunteer, then campaign your friends and neighbors to consider volunteering.

Well on that gloomy note, let's move onto the business at hand. Bill Carl will be this year's facilitator and will now take over.

Thank you.

Introduction of Meeting Facilitator – Dan introduced Bill Carl who will be the facilitator for our meeting.

Bill started with a little bit of housekeeping items. Pointed out the restroom locations and since we signed a contract with the County for use of this building, there no food or drink allowed in the meeting room. Also mentioned that the Committee Sign-up sheets were on the back wall for all committees. If you haven't signed up yet, please do so.

Bill then ask Madam Registrar if we had a quorum.

Attendance Report – Establishing the Quorum – Leighanne gave the attendance report for our meeting.

Total eligible to vote is 276 (170 home owners & 106 developer lots), therefore to establish a quorum we need 138. We had 43 homeowners, 22 proxies and 106 developer lots totaling 171. This gave us the quorum needed for all agenda items that require a vote.

Any changes to the published agenda - One change - Linda ask to move the 2017 Dues Assessment vote to be heard before the Treasurer's Reports. *No objections. So moved.*

Approval of the 2016 Annual Membership Meeting Minutes – Bill asked for a motion to approve the 2016 Annual Membership Meeting Minutes. *Pat Kelly made a motion to*

accept. Linda Dahlberg seconded the motion. No further discussion. Motion carried by a vote of 53 for, 4 opposed, and 114 abstaining votes. 2016 Minutes adopted.

Call for 2016 Committee Reports:

Activities Committee – Diane Carl read the report:

2016 Committee Members: Leighanne Wagner, Chair; Kate McKelvy, Janet Chartier, Sandy Walker, Diane Carl, Gail Hennig, and Debbie Raynor.

ACTIVIES WERE AS FOLLOWS:

February 7 - We had a PRE-SUPER BOWL PARTY at the Club House

March 17 - We had a ST. PATRICK'S DAY TRADITIONAL DINNER at the Club House. We served corn beef, cabbage, potatoes and carrots. Home baked cookies for dessert.

April 2 & October 1 – The first Saturday in the months, Country Club Estates held its SPRING and FALL COMMUNITY WIDE GARAGE SALES. The spring and fall Community Garage Sales are a good way to get rid of unwanted items in your home. And it being a community wide sale brings in a lot of people to buy.

April 9 – We had an OMELETE IN A BAG BREAKFAST at the Club House. After putting eggs and a variety of ingredients into ziplock bags, we boiled them in large pots of water and had wonderful omelets made to order. *Thank you to Willard and Sharon Walker and John and Cleo Edwards for letting us borrow their gas cookers to boil the water for the omelets.*

May 8 - We had an ICE CREAM SOCIAL in the Club House. We served Neapolitan ice cream with a variety of toppings.

July 4 – We had our 4TH OF JULY BARBECUE at the Club House. We served hot dogs, hamburgers, and bratwurst. We also enjoyed all the wonderful potluck dishes that everyone brought to share. *Thank you to Tim Wagner, Dave Elmore and Rick Molitor for barbecuing.*

August 4 – We put on MUSIC TRIVIA at the Club House. Barbara O'Leary, Bob & Debbie Raynor and Earl Nelson were the winning team.

September 22 – We had a PIZZA PARTY at the Club House. We ordered the pizzas from Domino's and they did a wonderful job making the pizzas.

October 22 – We had a CHILI COOK-OFF at the Club House. 6 people entered and Sandy Walker was our winner!

December 8 - Was the 2016 Country Club Estates Christmas Party at Campos Restaurant. Campos put on a wonderful buffet dinner. Everyone who attended really enjoyed themselves. *Thank you again to Dave and Kathleen Elmore for graciously printing up the Christmas Party tickets for the Activities Committee.*

As the head of the Activities Committee, Leighanne Wagner, would like to thank Kate, Janet, Sandy, Diane, Gail and Debbie for all of their time and hard work this year. She would also thank all of the husbands of Activities members. They show up early to events and stay late right along with us. We put them to work too.

Also a reminder that the Activities Committee is always looking for committee members. We all travel and have other commitments, and aren't here every month for every event. But anytime you can help, is a big help to us.

Age Verification Committee (HUD) – Dan Welch presented the following:

HUD Summary as of 1/23/2016:

- Number of Homes Built: 171
- Number of Occupied Homes: 167
- Homes Occupied by Someone Over 55: 157
- Home Occupied by No One Over 55: 10
- Number of Rentals Included in Summary: 15
- Number of Vacant Homes NOT Included*: 4
- Number of Vacant Lots NOT Included: 10
-

Percentage breakdown is: 94% (157 occupied homes) at or over 55 years of age with 6% (10 occupied homes) under 55.

Architectural Committee – Dan Welch read the following report:

2016 Committee Members: Donna Potter, Chair (resigned), Kathleen Martin, Chair (resigned), Maria Chacon, Joanne Donahue and Rick Molitor, liaison

During the calendar year of 2016, the Architectural Committee received 27 applications from CCE homeowners. All applications were approved as follows:

Painting exterior of home:	12
Paint trim:	3
Sealing roof:	1
Extend existing rock wall:	2
Metal roof on patio cover	1

Install solar panels on roof:	2
Solar light installation:	1
Install watering system:	1
Awning installed over back garage door:	1
Screen/ Storm doors:	1
Painting of gate:	1

One owner who painted their home in December and wants to paint a second coat sometime in the spring when it's warmer.

There were two weed complaints for the same vacant home on Water Hazard.

Submitted by: Joanne Donahue, Acting Chair

Facilities Management Committee – Dan Welch read the report:

2016 Committee members: Dennis Grier, Chair; Ken Linendoll, Tim Wagner, Bob Potter (resigned) and Dan Welch.

The Facilities Committee over saw the construction of the new Club House patio cover is 2016. This project was voted on at last year's annual membership meeting. It was completed in a timely manner and came in below budget. It has proven to be a great addition to the community and allows larger gatherings for activities and other functions at the Club House.

The committee also added shade screens on the west window openings of the cover to help control the effects of the sun and breezes from the west.

New roller blinds were added to the windows in the Club House.

Due to the high cost of weed control by outside contractors, it was decided to try pre-emergence weed control. This should control 80 – 90% of the weeds in the common areas. We had Board Pest apply one application this past fall and they will be ack in the early spring to apply the second application. Since this process does require that the chemicals be watered in, we will need volunteers to provide water, hoses and their time to complete the process.

For 2017 we will be looking into adding 3 – 4 trees at the west end of the Desert Walk Park. These additional trees will provide additional screening and wind protection.

Another project in the works will be the addition of crushed rock around the signs at each entrance on Dona Ana. If funds permit, the entrances on Country Club Road will also receive crushed gravel.

As always, we will continue to make repairs and upgrades as needed in all common areas and Club House.

If you want to be more involved in a hands on manner with our community, please consider signing up to serve on our Facilities Committee.

Submitted by: Dennis Grier

Newsletter Committee – Diane Carl read the report.

The first newsletter for Country Club Estates in 2016 came out in March. Thereafter, it came out every other month. A few issues are printed each time, and it is always on the CCE website, thanks to resident Dawna Diltz.

Stories of those who moved into the subdivision were included. Also included were photos of residents at the various events. Like the Pizza Party, the annual Trivia Night and the annual Christmas Party.

Thanks to all for their contributions for this publication. Especially Lorraine Sanborn and Leighanne Wagner for their feature stories of residents.

Joyce Reynolds, Publisher

Website – Diane Carl read the report.

Since the website was started in 2006 there have been 52,134 page load hits (page load is the number of times the page has been visited).

We ended 2016 with 5,502 page loads —1,854 were unique visitors (*based purely on a cookie, this is the total of the returning visits and first time visits – a total count of visits*) 1,277 were first time visitors (*bases purely on a cookie, if this person has no cookie then this is considered their first time at the website later*) and 577 were returning visitors. (*Based purely on a cookies, if this person is returning to website for another visit an hour or more*)

Updates:

2016 Committees

2016 New Board Members

Added Pay Dues with PayPal to Main Menu

Monthly Board Minutes posted

Monthly Activity Calendars posted

Newsletters posted

Visitors came from various States in the U.S.A., Germany, China, Russia, Italy, Canada and Ireland

Report submitted by Dawna R. Diltz

Welcome Committee – Dan Welch presented the report.

2016 Committee members: Janet Wolfe, Chair; Polly Mantei; Maria Chacon and Bill Carl

During the year we welcomed: 6 new owners and 1 renter

The committee welcomes new residents and writes newsletter introductory information and submits pictures for The Desert Party Line, if the homeowners are agreeable.

We provide information about CCE, Deming, local shops, and leisure activities, as well as the CCEHA monthly calendar of activities to our new residents.

Developer's Report – Jim Reedy – *No report.*

Volunteer Recognition – Dan presented.

Dan submitted a request to the committee for volunteer of the Year. He did get a majority of votes for one person and he completely agrees with that person

It is with great pleasure that I announce the 2016 volunteer of the year winner. Leighanne Wagner!

If anyone here doesn't know how much she contributes to the enjoyment of our community, I only have one question. Where in the heck have you been these past years? As head of the Activities committee she and her group are always coming up with new and fun events for all of us to enjoy. All the while continuing to keep long standing events from becoming stale and dated. She also volunteers to help out in other ways whenever she is needed.

Leighanne joins the ranks of our previous recipients as another great example of what this community needs more of. Selfless individuals who strive to make Country Club Estates a great place to live.

Thank you Leighanne for your service and I hope it will continue into the future.

Leighanne will be given a "Thank You" check. We will also need to take her photo.

Dan also thanked everyone who does participant in this community.

Legal Update - Dan Welch presented:

The case of Joe Tunis et al. v CCEHA went to bench trial on August 8, 2016. Both sides presented their arguments and witness testimony to District Court Judge Daniel Viramontes. Judge Viramontes rendered his decision on August 26, 2016 awarding the

Plaintiffs the amount of \$28,724.72. While this decision did not set well with your board of directors, we decided to accept the judge's ruling in order to begin the healing process and move on. However, the Plaintiffs had other ideas and filed an appeal with the New Mexico Appellate Court.

As of this date, there has been no decision from the appellate court, so we have nothing further to report at this time. As we receive new information from our lawyer, we will disseminate it to the community.

2017 Dues Assessment – Dan presented.

Vote to increase annual dues by \$50.00 to \$200.00. The increase will be used to offset the cost of the covered patio that was added to the Club House in 2016. The additional funds would go into our existing Reserve Fund account not into our operating expenses. It will take 3 years to recover the cost of the patio addition. At that time a vote will be taken to either make the increase permanent or go back to the original \$150 assessment. *Dan made a motion to approve. Bonnie Rosenquist seconded the motion.*

Open for discussion:

Bruce Fletcher thought that we had already budgeted the monies to build the Club House when we approved this last year. Dan explained that we did and we did use the money, but we are now wanting to rebuild the monies in our reserve account.

No further discussion. Bill called for a vote to approve. *43 for, 19 opposed and 109 abstaining votes. Motion to raise the Dues Assessment approved.*

Dan wanted to make one final reminder. This increase is only for three years. At the end of three years, we will vote again to keep the \$50 to continue to build up the reserve account to help with our association expenses or to drop in back down to \$150. This is not permanent at this time.

Dave Elmore objected by saying that our CC&Rs require a 2/3 majority vote of all owners for any dues increase. We will never get 2/3 of existing members. Bill recommended that we put this approval on hold. Dan agreed. Dan will submit once again the CC&Rs to our lawyer to have her review it once again as they pertain to the dues increase. This approval has been put on hold until February 2017. At that time, depending upon the lawyer's finding, a special meeting may be called to once again vote on the issue.

Additional discussion continued on about the dues increase.

Treasurer's Report – Linda Anderson presented the 2016 Balance Sheet and the Revenue and Expense report. *Both reports are attached to the minutes.*

Closed the year with a loss of \$14,055.46. Basically the loss was due to the law suit expense.

Bill asked for a motion to approve the 2016 Annual P&L. *Bruce Fletcher made the motion to approve. Rick Molitor seconded. 65 voted for, 0 opposed, 106 abstaining votes. 2016 P&L approved.*
Copy of the 2016 Balance Sheet attached to the minutes.

Bill then ask Linda to give the 2017 Proposed Budget.

Proposed 2017 Budget Presentation – Linda Anderson went through the 2017 proposed budget. Nothing out of the ordinary was added to this 2017 proposed budget.

Dan wanted to add that Linda put in \$150 as the assessment fee, but he suspects it will be \$200 based on the vote and bylaws. Continued discussion on the increase in assessment fees. Once again, we will get clarification.

After going through the proposed 2017 budget, Linda asked for a motion to approve. *Rick Molitor made motion a motion to pass the 2017 budget. Ken Lindendal seconded it. Dan called for a vote. 56 for, 0 opposed, 117 abstaining. Our 2017 budget was passed.*
A copy of the approved Proposed 2017 budget is attached to the minutes.

Update of the Architectural Committee Guidelines – Dan Welch outlined the updated “Operating Guidelines of the Architectural Committee” in our CC&Rs. (Sections II and III) to go into effect in February 2017.

As long as I have been here, it seems that the Architectural Committee has had problems enforcing violations of the CC&Rs. With that issue in mind, the Board of Directors contacted our attorney about updating the Operating Guidelines of the Architectural Committee. She reviewed our CC&Rs along with our proposed updates and provided us with the following updates. We will be implementing them in February once they are posted on the WEB site.

Since this is a document that is provided and maintained by the Board of Directors, and since the updates only clarifying existing sections of our Declaration of Restrictions, our lawyer agreed that no vote of the membership will be required to implement these updates.

Included in this presentation is a sample Notice of Violation letter that will be sent to offending owners as needed. This example is for weeds, but will be modified to include any of the other violations, again as needed.

We have also updated the Application for Exterior Changes form. It is now two pages instead of one. This will make it easier for the committee to process a request. It is on the WEB site and copies are available in the club house.

Addition of update added to Section II as follows:

#4 - If the Committee determines the matter is appropriate for Committee consideration and all necessary information for proper review has been furnished, it shall duly review the

matter and make a determination of compliance or non-compliance with the Declaration. The petitioner and/or homeowner will be notified in writing of such determination within 15 days of receipt of a complete application or petition. Community notice may be made thereof.

#5 - If the Committee finds that the owner is in non-compliance, the committee will notify the Board of Directors who will then send a letter of Notice of Violation of Restrictions, giving the owner up to 45 days* (as determined by type of violation) to remedy the violation. Such notice will be delivered to the property owner in accordance with Section 23 of the Declaration. Community notice may be made thereof.

Timeline to Correct Violations:

- Weeds on Property:** 15 Days from date of Notice
- General Maintenance of Property:** 30 Days from date of Notice
 - ie: Clean up dead or overgrown trees/shrubs, so as not to hinder service vehicle traffic in alleyways, pedestrian traffic on sidewalks or pose a threat to neighboring property.
 - Maintain appearance of walkways and drive ways
 - Repair/replace damaged wood features
- Maintenance of Structure:** 45 Days from date of Notice*
 - ie: Paint/Stain all stucco and exposed wood features as needed

*Depending upon the time of year, since we can't paint in certain temperatures.

Addition of update added to Section III as follows:

In paragraph #3, additional words added after the Committee will ***ask the Board of Directors to***

#4 - If an owner fails to comply with a Notice of Violation of Restrictions in the allotted time frame, the Committee may pursue the Owner for the violation in any of the following ways (depending on the type of violation): recording a Notice of Claim of Breach (pursuant to Paragraph 21 of the Declaration), pursuing self-help to cure the violation and charging the Owner for the cost thereof (pursuant to Paragraph 22 of the Declaration), and/or recording a Certificate of Assessment of up to \$1,000 (as determined by type of violation). In any and all cases, the committee shall inform the Board of Directors of any proposed action against an owner and require board approval prior to implementing such action

Fines for Violation of Restrictions:

- Weeds on Property:** \$200
- General Maintenance of Property:** \$500
- Maintenance of Structure:** \$1000

Election Results for open Board Seats for 2017 – Bill Carl shared the election results as follows: VP – Alex Chacon; Secretary – Diane Carl; and Director – Bonnie Rosenquist

Bill ask that the new members take their seat on the Board, and thanked Clete for his time and service on the Board.

Open Discussion:

Bill opened the open forum. Bill read the ground rules for the CCEHA open forum and as the facilitator he will moderate the forum to insure we all follow these rules. HA Discussion Ground Rules.

Bruce Fletcher asked that we please cast vote and give Ron our support for the School Board position. Votes can be cast at the County Court House.

Dan stated that the Board does support Ron Wolfe. He has been a great asset to our community and the school board.

Ron Wolfe thanked everyone for electing him last time. This time he is running unopposed. So the election is assured. But he would appreciate the votes anyway to show our support.

Adjournment – Bill Carl asked for a motion to adjourn, *Ben Friedman made motion to approve. Bob Nelson seconded. The vote was unanimous. Meeting adjourned.*

Meeting adjourned at 10:12AM.

Dan reminded everyone that the January 2017 Board Meeting will be held at the Club House in 45 minutes.

Respectively Submitted,

Diane Carl
CCEHA Secretary

C.C.E.H.A.
Balance Sheet
As of December 31, 2016

	Dec 31, 16
ASSETS	
Current Assets	
Checking/Savings	
First New Mexico Bank	13,319.80
FNMB - Reserve	41,730.63
Total Checking/Savings	55,050.43
Total Current Assets	55,050.43
Fixed Assets	
Club House	74,653.00
Land	36,386.00
Total Fixed Assets	111,039.00
TOTAL ASSETS	166,089.43
LIABILITIES & EQUITY	
Equity	
3000 · Opening Bal Equity	111,168.36
32000 · Retained Earnings	68,739.81
Net Income	-13,818.74
Total Equity	166,089.43
TOTAL LIABILITIES & EQUITY	166,089.43

CCEHA Profit & Loss Budget vs. Actual							
December 31, 2016							
<i>Income</i>				Decenber	YTD	Budget	Budg. vs Actual
Annual Assessments				\$ -	\$ 27,470.00	\$ 27,150.00	\$ (320.00)
Late Fees				\$ -	\$ 1,132.20		\$ (1,132.20)
Rental Income - Clubhouse				\$ -	\$ -		\$ -
Interest Income				\$ 18.93	\$ 106.70		\$ (106.70)
Other income/ Documents at closing				\$ 170.00	\$ 7,618.28		\$ (7,618.28)
Total Income				\$ 188.93	\$ 36,327.18	\$ 27,150.00	\$ (9,177.18)
Expenses							
Association Expense							
	Capital Improvements			\$ -	\$ 376.64		
	Recording Fee			\$ -	\$ 75.00	\$ 400.00	
	Paypal Accounting Fee & Collection fee			\$ -	\$ 62.25		
	Bookkeeping			\$ 80.81	\$ 1,078.20	\$ 2,400.00	\$ 1,321.80
	State & Federal tax			\$ -	\$ 61.00	\$ 50.00	\$ (11.00)
	Legal Fees			\$ -	\$ 31,770.83	\$ 450.00	\$ (31,320.83)
	Licenses & Permits			\$ -	\$ -	\$ 100.00	\$ 100.00
	Insurance (3)			\$ -	\$ 2,519.00	\$ 2,500.00	\$ (19.00)
	Office expense			\$ 22.00	\$ 1,277.43	\$ 1,700.00	\$ 422.57
	Taxes & Property Tax			\$ -	\$ 786.06	\$ 800.00	\$ 13.94
	Telephone			\$ 58.70	\$ 699.90	\$ 700.00	\$ 0.10
	Operating Contingency			\$ -	\$ 100.00	\$ 1,500.00	\$ 1,400.00
	Utilities						
	Electric			\$ 40.47			
	Water & Gas			\$ 91.32			
	Total Utilities			\$ 131.79	\$ 1,186.00	\$ 1,205.00	\$ 19.00
Total Association Expense				\$ 293.30	\$ 39,992.31	\$ 11,805.00	\$ (28,073.42)
Committee Expense							
	Web			\$ -		\$ 300.00	
	Activities			\$ 101.96	\$ 1,299.86	\$ 1,500.00	\$ 200.14
	Architectural			\$ -		\$ -	\$ -
	News Letter			\$ -	\$ 157.87	\$ 600.00	\$ 442.13
	Election			\$ 86.35	\$ 684.97	\$ 400.00	\$ (284.97)
	Facilities						\$ -
	Club house maintenance & clean			\$ 160.00	\$ 4,923.34	\$ 3,080.00	\$ (1,843.34)
	Grounds and Maintenance			\$ -	\$ 3,270.30	\$ 4,000.00	\$ 729.70
	Total Facilities			\$ 160.00	\$ 8,193.64	\$ 7,080.00	\$ (1,113.64)
	HUD age verification			\$ -		\$ 500.00	\$ 500.00
	Welcome			\$ -	\$ 53.99	\$ -	\$ (53.99)
Total Committee Expenses				\$ 348.31	\$ 10,390.33	\$ 10,380.00	\$ (310.33)
Total Expenses				\$ 641.61	\$ 50,382.64	\$ 22,185.00	\$ (28,197.64)
Net Profit or Loss				\$ (452.68)	\$ (14,055.46)	\$ 4,965.00	

INCOME	PROPOSED 2017 BUDGET	ACTUAL 2016 BUDGET	APPROVED 2016 BUDGET
HOA ASSESSMENT (181 LOTS)	\$ 27,150.00	\$ 28,382.20	\$ 27,150.00
INTEREST ON RESERVE	\$ 80.00	\$ 87.77	
Late fees, Lien fees and resale Document fees	\$ 760.00		
Other Income		\$ 7,791.00	
TOTAL INCOME	\$ 27,990.00	\$ 36,260.97	\$ 27,150.00
ASSOCIATION EXPENSES			
RECORDING FEES	\$ 200.00	\$ 86.25	\$ 400.00
OFFICE EXPENSE	\$ 1,500.00	\$ 1,277.43	\$ 1,700.00
FILING/ACCOUNTING	\$ 1,250.00	\$ 1,078.20	\$ 2,400.00
TAXES - INCOME	\$ 70.00	\$ 61.00	\$ 50.00
TAXES - PROPERTY	\$ 800.00	\$ 786.08	\$ 800.00
INSURANCE (LIABILITY/PROPERTY/SURETY)	\$ 2,860.00	\$ 2,519.00	\$ 2,500.00
LEGAL FEES	\$ 4,000.00	\$ 31,770.83	\$ 450.00
PERMITS AND LICENSES	\$ 160.00	\$ -	\$ 100.00
UTILITIES -WATER GAS AND ELECTRIC	\$ 1,384.00	\$ 1,186.00	\$ 1,205.00
TELEPHONE	\$ 750.00	\$ 699.90	\$ 700.00
CAPITOL EXPENSE		\$ 376.64	
CONTINGENCY EXPENSE	\$ 1,500.00	\$ 100.00	\$ 1,500.00
TOTAL ESTIMATED ASSOCIATION EXPENSES	\$ 14,474.00	\$ 39,941.33	\$ 11,805.00
COMMITTEE EXPENSES			
FACILITIES/GROUNDS AND MAINTENENCE	\$ 3,500.00	\$ 2,790.30	\$ 4,000.00
FACILITIES/ REPAIR, MAINTENANCE & CLEAN	\$ 4,700.00	\$ 5,283.34	\$ 3,080.00
ACTIVITIES	\$ 1,500.00	\$ 1,299.86	\$ 1,500.00
ARCHITECTURAL	\$ -	\$ -	\$ -
WEBSITE	\$ 300.00	\$ -	\$ 300.00
NOMINATION & ELECTION	\$ 600.00	\$ 684.97	\$ 400.00
LONG TERM PLANNING		\$ -	\$ -
NEWSLETTER	\$ 140.00	\$ 126.15	\$ 600.00
WELCOMING	\$ 100.00	\$ 53.99	\$ -
HUD AGE VERIFICATION (Every Two Years)	\$ -	\$ -	\$ 500.00
TOTAL ESTIMATED COMMITTEE EXPENSES	\$ 10,840.00	\$ 10,238.61	\$ 10,380.00
SUMMARY OF EXPENSES			
TOTAL ESTIMATED ASSOCIATION EXPENSES	\$ 14,474.00	\$ 39,860.63	\$ 11,805.00
TOTAL ESTIMATED COMMITTEE EXPENSES	\$ 10,840.00	\$ 10,050.30	\$ 10,380.00
TOTAL ESTIMATED EXPENSES	\$ 25,314.00	\$ 49,910.93	\$ 22,185.00
ESTIMATED SHORTAGE			
ESTIMATED RECEIPTS	\$ 27,990.00	\$ 36,260.97	\$ 27,150.00
ESTIMATED EXPENSES	\$ 25,314.00	\$ 49,910.93	\$ 22,185.00
	\$ 2,676.00	\$ (13,649.96)	\$ 4,965.00