

CCEHA Board Meeting Minutes
February 24, 2016
CCEHA Clubhouse

Call to Order: 2:59 P.M.

Present – Dan Welch, Secretary; Gail Root, Temporary Treasurer; Rick Molitor, Director; Bob Potter, Director Absent – Clete Jackson, Director

22 homeowners were present.

Elect a President Pro-Tem: Gail Root nominated Dan Welch as President Pro-Tem and called for vote. Dan Welch was appointed as temporary President until a new President is voted in.

Adoption of December 2015 Minutes: *No changes to December 2015 minutes. No vote necessary. Adopted.*

Adoption of January 2016 Minutes: *No changes to January 2016 minutes. No vote necessary. Adopted.*

February agenda change(s): 1) Change order in which board members resign and new board members are confirmed. 2) Change the vote on the Underwood sale until after the new board members are seated. *No objections by board to these changes.*

Statement from Secretary regarding Gail's presence at table. Dan expressed his gratitude to Gail for stepping in as temporary Treasurer. Gail explained that it was the decision of the Board decision to keep Gail on as Temporary Treasurer until the end of February 2016 and Gail accepted. Gail presented the financial reports for December 2015 and January 2016.

Unfinished Business:

Gail presented the December 2015 P & L for approval – Gail made motion to accept, Dan second the motion. *No changes. Accepted.*

Dan read Brian's email in response to the city's decision regarding the dirt and fence around the containment basin and dog signs. The city will be removing the dirt as personnel become available. It is also mentions that the city will look at determining the next step for the pond. Brian also talked about the issue with the 4 wheelers and suggested we call the police since it is against city ordinance. At the time of this meeting, Dan has not heard back from Brian regarding the cost of the dog signs. Dan will report once he hears from him. Also explored the possibility of putting up "No Trespassing" signs to keep ATV riders out of containment pond area.

New Business:

Dan made motion to accept letters of resignations from Pam Fletcher, President and Ron Wolfe, Treasurer. Bob second the motion. *No discussion. Motion accepted.*

Welcome Committee requested \$300 for Welcome kits. Bill explained the reason why the Welcome Committee is requesting monies. Since the Welcome Committee was not in the budget at the start of the year, Gail indicated that the monies will need to come out of the contingency fund. Dan made motion to accept. Gail seconded the motion. *Voted and accepted.*

Board voted to remove all personal email and phone numbers of Committee Members from the cceha.com web site. Dan ask committee members their thoughts on this and received 10 yes and 1 no vote with no other committee members responding. Dan made a motion to remove at noted. Gail seconded the motion. *Voted and accepted.*

Committee Reports:

Welcome: Bill Carl reported behalf of Janet Wolfe (Chair). There is one home owner who declined the visit from the Welcome Committee. A CD with the Welcome information was mailed out to them. The Welcome Committee also met with two new renters.

Facilities: No chair at this time. Ken reported on behalf of the committee who met on February 16th and discussed:

- The possibility of putting in a small concrete slab with built in gas grill on east side of the new patio cover. And, flaring out the sidewalk where it meets the alley gate. They will be exploring options and costs.
- Possibility of installing roll up awnings, shades or some type of shutters for the windows. To protect from heat, sun and winds.

The committee will explore the costs and function before making any decisions to bring before the board.

Activities: Leighanne (Chair) reported for the committee that the Super Bowl party held on February 7th went really well. The committee is planning a St. Patrick's Day Dinner on Thursday the 17th of February at 5:00 pm.

Newsletter: Dan reported on behalf of Joyce Reynolds (Chair). There is still room for additional articles for this next newsletter. Joyce is planning to publish in the 1st week of March.

Architectural: Donna Potter (Chair) reported that for the month of January they had 9 actions. For the month of February they had 3 actions. All range ranging from house painting, sealing a roof, fence extension and 1 home adding solar panels. A full report is attached to minutes.

Website: Dan reported on behalf of Dawna Diltz. The following has been updated to the website: February Activity Calendar, 2016 Board Members, Approved 2015 Annual Meeting minutes and draft of the January 2016 Annual Meeting Minutes. A full report is attached to the minutes.

HUD Report: Dan reported that we are currently at 93% of homes occupied with at least one person over age 55. Homes occupied with no one over 55 is at 7%. A full report is attached to minutes.

Patio Cover Update (Dan): Dan thanks Bob Potter for his efforts in obtaining three bids for the construction and for his continued work with the contractor during the construction.

Treasurer's Report: Gail presented the January 2016 P & L for approval. Gail asked if anyone had any issues with the January report. Gail reported on assessment payments that have been received. Also reported on the new lots purchased and the attendant initiation fees we will receive as a result of the sales. Dan made a motion to accept the January P & L. Rick seconded it. *Motion carried.*

Gail Root resigned as Treasurer. Letter of resignation to be submitted.

Legal Update (Dan): Nothing to report.

Confirm New Board Members: Board voted to accept Alex Chacon as Vice President. Dan made motion to accept. Rick seconded. *Voted and accepted.*

Board voted to accept Linda Anderson as Treasurer. Dan made motion to accept. Rick seconded. *Voted and accepted.*

Dan Welch resigned as Secretary turning the meeting over to Alex Chacon, Vice President who assumed control of the meeting confirming two other new board members.

Board voted to accept Dan Welch as President. Rick made motion to accept. Bob seconded. *Voted and accepted.*

Board voted to accept Diane Carl as Secretary. Rick made motion to accept. Bob seconded. *Voted and accepted.*

Alex turned meeting back over to Dan Welch, President who assumed control of the meeting.

Proposed Sale of Underwood Property. After much discussion by the board and audience members, it was decided to do further research into our legal standing. The issue was postponed until April board meeting.

Realtor Liaison Appointment: Alex volunteered to take over the role as liaison between CCEHA and the Deming Realtors.

Establish Time and Date for next Board Meeting: Meeting time changed to 5:00 pm 4th Wednesday of each month.

Unless the need arises, there is not scheduled board meeting for March. The next scheduled board meeting will be April 27th at 5:00 PM with open forum at 4:45 PM.

Dan called for motion to adjourn meeting. Rick seconded. Meeting adjourned at 4:19 p.m.

Respectfully Submitted,

Diane Carl
CCEHA Secretary

Welcome Committee Visits Made in 2016

<u>Date</u>	<u>Address</u>	<u>Name</u>	<u>Result</u>	<u>Owner</u>	<u>Rent</u>	<u>Done</u>
1/25/16	3000 Driver	Andre Popen	Declined to meet with us. Does not want his phone number listed	X		X
2/8/16	3000 Driver	Mrs. Popen	Janet provided owner with info packet	X		X
2/8/16	3010 Putting Green	Hazel Eller	Janet received no answer at door		X	X
2/16/16	3010 Putting Green	Hazel Eller	Janet,Bill & Maria provided info packet		X	X
2/17/16	2911 Putting Green	Arthur Ochoa	Sun Country Realtors provided packet		X	X

The 2016 Facilities Committee met for the first time on Feb 16th.

Three members were present: Tim Wagner, Ken Linendoll and Dan Welch. Absent was Dennis Grier.

We were not able to sit a chair person for this committee and are hoping that Dennis will agree to be the chair when he gets back.

We discussed the possibility of installing a small concrete slab with a built in gas grill on the east side of the new patio cover. Also we would like the new side walk flared out where it meets the alley gate. We will be exploring options and potential costs for these upgrades.

Also we discussed installing a Sun-Setter roll-up awing that would provide shade when needed for the grill site.

Finally, we explored our options for providing relief from the sun and moderate winds when using the new patio. We will be looking into two options:

- 1) Sun shade roll-ups installed on the inside. These provide good sun protection but do block the breezes. They can be used in some moderate winds.
- 2) Plantation shutters installed on the inside. These also provide good sun protection while allowing breezes to enter the patio. They too can be used in moderate winds.

Again, we will explore costs and function before making a decision to bring to the board.

COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION

MONTHLY REPORT OF THE ARCHITECTURAL COMMITTEE

Date February 19, 2016

To: CCEHA Homeowners Board

From: Architectural Committee

Report on petitions, applications and actions.

Reporting Period January 1, 2016 - January 27, 2016

9 Actions

Paint exterior of home	2
Paint house trim	3
Seal roof	1
Extend rock wall	1
Patio cover	1
Metal roof on patio cover	1

Donna K. Potter

Chairman
Architectural Committee

COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION

Monthly Report of the Architectural Committee

Date **February 23, 2016**

To: CCEHA Homeowners Board

From: Architectural Committee

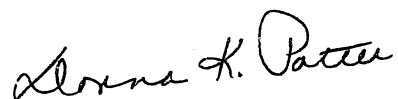
Report on petitions, applications and actions.

Reporting Period **February 1 - February 23, 2016**

3 Actions

Paint exterior of house 2

Install solar panels on roof 1



Chairman

Architectural Committee

FEBRUARY 2016 WEBSITE REPORT

February 1st – February 23rd

UPDATES:

February Activity Calendars

2016 Board Members

Final 2014 Annual Meeting Minutes

Draft Minutes of January Annual Meeting

STATS:

Total page loads (2006-2016) 47,656

Year to date—1,024 page loads

288 Unique visitors (149 first time visitors and 139 returning visitors)

February page loads were 449 (as of February 23rd)

128 Unique visitors (77 first time visitors and 51 returning visitors)

Visitors came from New Mexico, Arizona, Virginia, Washington and Illinois

Thursday February 4th was the biggest hit day with 47 page loads

Dawna Diltz

HUD 80% Occupancy Report Summary*
2/24/2016

Number of Homes Built:	171	
Number of Occupied Homes:	167	
Homes Occupied with at Least One Over 55:	156	93%
Homes Occupied with No One Over 55:	11	7%
Number of Rentals Included in this Summary:	17	
Number of Vacant Homes NOT Included in this Summary**:	6	
Owned Lots w/o Homes NOT Included in this Summary:	9	

*CCEHA Board of Directors in April 2011 voted to use 88% as the optimum occupancy figure.

**HUD states that a home is considered vacant when the owner has not occupied the residence at anytime during the preceding year or has moved out and put the home up for sale. HUD does not consider vacant (unoccupied) homes as part of the over/under 55 requirement. As such, they are NOT considered in this Summary.

Country Club Estates Homeowners Associat
BALANCE SHEET
As of December 31, 2015
ASSETS

CURRENT ASSETS

First NM Bank - Cash	\$ 7,481.96
First NM Bank - Reserves	<u>88,376.93</u>

Total Current Assets	<u>95,858.89</u>
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PROPERTY AND EQUIPMENT

Club House	47,900.00
Land	<u>36,386.00</u>

Net Property and Equipment	<u>84,286.00</u>
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TOTAL ASSETS	<u>\$ 180,144.89</u>
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Country Club Estates Homeowners Associat
BALANCE SHEET
As of December 31, 2015

LIABILITIES AND STOCKHOLDERS' EQUITY

CURRENT LIABILITIES

Cleaning Deposit \$ (125.00)

Total Current Liabilities (125.00)

LONG-TERM LIABILITIES

Total Liabilities (125.00)

STOCKHOLDERS' EQUITY

Fund Balance 105,210.85

Capital Reserves 63,261.25

Retained Earnings 11,797.79

Total Stockholders' Equity 180,269.89

**TOTAL LIABILITIES AND
STOCKHOLDERS' EQUITY** \$ 180,144.89

**Country Club Estates Homeowners Associat
General Ledger**

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
	1010		First NM Bank - Cash	34,356.85		
12/31/15	1		Total Checks		(1,847.87)	
12/31/15	1		Total Drafts		(112.02)	
12/31/15	2		Deposit		85.00	
12/31/15	2		Total Draft		(25,000.00)	
					<u>(26,874.89)</u>	<u>7,481.96</u>
	1021		First NM Bank - Reserves	63,346.46		
12/31/15	2		Deposit		25,030.47	
					<u>25,030.47</u>	<u>88,376.93</u>
	1105		Club House	47,900.00		
					<u>0.00</u>	<u>47,900.00</u>
	1130		Land	36,386.00		
					<u>0.00</u>	<u>36,386.00</u>
	1900		Transfers	0.00		
12/31/15	2		Transfer		(25,000.00)	
12/31/15	2		Transfer		25,000.00	
					<u>0.00</u>	<u>0.00</u>
	2150		Cleaning Deposit	125.00		
					<u>0.00</u>	<u>125.00</u>
	3198		Fund Balance	(105,210.85)		
					<u>0.00</u>	<u>(105,210.85)</u>
	3199		Capital Reserves	(63,261.25)		
					<u>0.00</u>	<u>(63,261.25)</u>
	4000		Assessment Income	(25,753.05)		
					<u>0.00</u>	<u>(25,753.05)</u>
	4010		Friendly Reminders	(22.50)		
					<u>0.00</u>	<u>(22.50)</u>
	4020		Fines/Legal/Liens	(500.00)		
					<u>0.00</u>	<u>(500.00)</u>
	4030		Lien Fees	(185.00)		
					<u>0.00</u>	<u>(185.00)</u>
	4200		Interest Income - Reserves	(85.21)		
12/31/15	2		Interest		(30.47)	
					<u>(30.47)</u>	<u>(115.68)</u>

**Country Club Estates Homeowners Associat
General Ledger**

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
	7001		Collection Fees	417.95	<u>0.00</u>	<u>417.95</u>
	7011		Coupon Costs	126.81	<u>0.00</u>	<u>126.81</u>
	7041		Website	222.07	<u>0.00</u>	<u>222.07</u>
	7050		Accounting Fees	92.50		
12/31/15		2	Refund Fees		(85.00)	
11/22/15	1960		Tamara Hurt CPA		107.88	
12/16/15	1964		Tamara Hurt CPA		242.72	
					<u>265.60</u>	<u>358.10</u>
	7051		Legal Fees	225.00	<u>0.00</u>	<u>225.00</u>
	7065		Office Expense	1,513.53	<u>0.00</u>	<u>1,513.53</u>
	7101		Community Events	686.81		
11/14/15	1957		Campo's Restaurant		100.00	
12/03/15	1963		Loghanne Wagner		200.00	
					<u>300.00</u>	<u>986.81</u>
	7111		Nomination Committee	129.65		
12/16/15	1956		Barbara Root		19.50	
12/03/15	1962		Barbara Root		106.83	
12/16/15	1965		Carl Diane		84.33	
					<u>210.66</u>	<u>340.31</u>
	7121		Newsletter Services	97.30	<u>0.00</u>	<u>97.30</u>
	7130		Insurance	2,360.00	<u>0.00</u>	<u>2,360.00</u>
	7151		Management Fees	2,354.00	<u>0.00</u>	<u>2,354.00</u>
	7185		Repairs and Maintenance	1,347.50	<u>0.00</u>	<u>1,347.50</u>
	7201		Grounds and Maintenance	1,091.00		
12/16/15	1957		Rick Molitor		75.00	
11/22/15	1961		Maria Andrade		120.00	
					<u>195.00</u>	<u>1,286.00</u>

**Country Club Estates Homeowners Associat
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
	7212	Taxes-Licenses	(1.00)	<u>0.00</u>	<u>(1.00)</u>
	7213	Federal Income Tax	26.00	<u>0.00</u>	<u>26.00</u>
11/22/15	7214 1959	Property Tax Luna County Treasurer	0.00	<u>158.51</u> <u>158.51</u>	<u>158.51</u>
12/23/15	7215 116	Telephone Century Link	629.22	57.77	
11/22/15	1958	Luna County Treasurer		<u>633.10</u> <u>690.87</u>	<u>1,320.09</u>
12/10/15	7230 114	Utilities City of Deming	984.51	3.00	
12/10/15	115	City of Deming		15.94	
12/29/15	117	Columbus Electric		<u>35.31</u> <u>54.25</u>	<u>1,038.76</u>
	7251	Operating Contingency Expenses	600.70	<u>0.00</u>	<u>600.70</u>
Current Profit/(Loss)		<u>(1,844.42)</u>	YTD Profit/(Loss)		<u>11,797.79</u>
Number of Transactions		24	The General Ledger is in balance		<u>0.00</u>

Country Club Estates Homeowners Associat
INCOME STATEMENT
Actual vs. Budget

	1 Month Ended December 31, 2015 Actual	12 Months Ended December 31, 2015 Actual	12 Months Ended December 31, 2015 Budget
Sales			
Assessment Income	\$ 0.00	\$ 25,753.05	\$ 27,000.00
Friendly Reminders	0.00	22.50	0.00
Fines/Legal/Liens	0.00	500.00	0.00
Lien Fees	0.00	185.00	0.00
Interest Income - Reserves	30.47	115.68	0.00
Less Returns & Allowances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Sales	<u>30.47</u>	<u>26,576.23</u>	<u>27,000.00</u>
Gross Profit	<u>30.47</u>	<u>26,576.23</u>	<u>27,000.00</u>
Operating Expenses			
Collection Fees	0.00	417.95	1,500.00
Coupon Costs	0.00	126.81	500.00
Title Search	0.00	0.00	175.00
Website	0.00	222.07	300.00
Accounting Fees	265.60	358.10	850.00
Legal Fees	0.00	225.00	0.00
Office Expense	0.00	1,513.53	1,250.00
Community Events	300.00	986.81	1,800.00
Nomination Committee	210.66	340.31	350.00
Newsletter Services	0.00	97.30	300.00
Insurance	0.00	2,360.00	2,500.00
Management Fees	0.00	2,354.00	3,530.00
Repairs and Maintenance	0.00	1,347.50	3,080.00
Grounds and Maintenance	195.00	1,286.00	3,705.00
Taxes-Licenses	0.00	(1.00)	200.00
Federal Income Tax	0.00	26.00	75.00
Property Tax	158.51	158.51	820.00
Telephone	690.87	1,320.09	750.00
Utilities	54.25	1,038.76	1,205.00
Operating Contingency Expenses	<u>0.00</u>	<u>600.70</u>	<u>1,500.00</u>
Total Operating Expenses	<u>1,874.89</u>	<u>14,778.44</u>	<u>24,390.00</u>
Operating Income	<u>(1,844.42)</u>	<u>11,797.79</u>	<u>2,610.00</u>
Net Income (Loss)	<u>\$ (1,844.42)</u>	<u>\$ 11,797.79</u>	<u>\$ 2,610.00</u>

Country Club Estates Homeowners Associat
INCOME STATEMENT
12 Month Comparison For 2015

	1/31/15	2/28/15	3/31/15	4/30/15	5/31/15	6/30/15	7/31/15	8/31/15	9/30/15	10/31/15	11/30/15	12/31/15	YTD Total
Sales													
Assessment Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,753.05	0.00	0.00	0.00	0.00	25,753.05
Friendly Reminders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.50	0.00	0.00	0.00	0.00	22.50
Fines/Legal/Liens	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00
Lien Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00	0.00	0.00	0.00	0.00	185.00
Interest Income - Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56.48	28.73	0.00	0.00	30.47	115.68
Less Returns & Allowances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Sales	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>26,517.03</u>	<u>28.73</u>	<u>0.00</u>	<u>0.00</u>	<u>30.47</u>	<u>26,576.23</u>
Gross Profit	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>26,517.03</u>	<u>28.73</u>	<u>0.00</u>	<u>0.00</u>	<u>30.47</u>	<u>26,576.23</u>
Operating Expenses													
Collection Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	392.95	25.00	0.00	0.00	0.00	417.95
Coupon Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126.81	0.00	0.00	0.00	0.00	126.81
Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00	222.07	0.00	0.00	0.00	0.00	222.07
Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	277.50	0.00	(185.00)	0.00	265.60	358.10
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	225.00
Office Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	573.51	940.02	0.00	0.00	0.00	1,513.53
Community Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00	436.81	250.00	0.00	0.00	300.00	986.81
Nomination Committee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129.65	0.00	210.66	340.31
Newsletter Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.93	20.80	25.57	0.00	0.00	97.30
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,360.00	0.00	0.00	0.00	0.00	2,360.00
Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,354.00	0.00	0.00	0.00	0.00	2,354.00
Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,347.50	0.00	0.00	0.00	0.00	1,347.50
Grounds and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	476.00	375.00	90.00	150.00	195.00	1,286.00
Taxes-Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(11.00)	10.00	0.00	0.00	0.00	(1.00)
Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00	0.00	0.00	0.00	0.00	26.00
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.51	158.51
Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	456.14	57.64	57.72	57.72	690.87	1,320.09
Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.34	290.24	108.39	85.54	54.25	1,038.76
Operating Contingency Expen	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>600.70</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>600.70</u>
Total Operating Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,415.26</u>	<u>1,968.70</u>	<u>226.33</u>	<u>293.26</u>	<u>1,874.89</u>	<u>14,778.44</u>
Operating Income (Loss)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>16,101.77</u>	<u>(1,939.97)</u>	<u>(226.33)</u>	<u>(293.26)</u>	<u>(1,844.42)</u>	<u>11,797.79</u>
Net Income (Loss)	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$16,101.77</u>	<u>\$ (1,939.97)</u>	<u>\$ (226.33)</u>	<u>\$ (293.26)</u>	<u>\$ (1,844.42)</u>	<u>\$ 11,797.79</u>

See Accountants' Compilation Report

Country Club Estates Homeowners Associat
INCOME STATEMENT
For the 1 Month and 12 Months Ended December 31, 2015

	1 Month Ended December 31, 2015	%	12 Months Ended December 31, 2015	%
Sales				
Assessment Income	\$ 0.00	0.00	\$ 25,753.05	96.90
Friendly Reminders	0.00	0.00	22.50	0.08
Fines/Legal/Liens	0.00	0.00	500.00	1.88
Lien Fees	0.00	0.00	185.00	0.70
Interest Income - Reserves	30.47	100.00	115.68	0.44
Less Returns & Allowances	0.00	0.00	0.00	0.00
Total Sales	<u>30.47</u>	<u>100.00</u>	<u>26,576.23</u>	<u>100.00</u>
Gross Profit	<u>30.47</u>	<u>100.00</u>	<u>26,576.23</u>	<u>100.00</u>
Operating Expenses				
Collection Fees	0.00	0.00	417.95	2.83
Coupon Costs	0.00	0.00	126.81	0.86
Website	0.00	0.00	222.07	1.50
Accounting Fees	265.60	14.17	358.10	2.42
Legal Fees	0.00	0.00	225.00	1.52
Office Expense	0.00	0.00	1,513.53	10.24
Community Events	300.00	16.00	986.81	6.68
Nomination Committee	210.66	11.24	340.31	2.30
Newsletter Services	0.00	0.00	97.30	0.66
Insurance	0.00	0.00	2,360.00	15.97
Management Fees	0.00	0.00	2,354.00	15.93
Repairs and Maintenance	0.00	0.00	1,347.50	9.12
Grounds and Maintenance	195.00	10.40	1,286.00	8.70
Taxes-Licenses	0.00	0.00	(1.00)	(0.01)
Federal Income Tax	0.00	0.00	26.00	0.18
Property Tax	158.51	8.45	158.51	1.07
Telephone	690.87	36.85	1,320.09	8.93
Utilities	54.25	2.89	1,038.76	7.03
Operating Contingency Expenses	0.00	0.00	600.70	4.06
Total Operating Expenses	<u>1,874.89</u>	<u>100.00</u>	<u>14,778.44</u>	<u>100.00</u>
Operating Income (Loss)	<u>(1,844.42)</u>	<u>(6,053.23)</u>	<u>11,797.79</u>	<u>44.39</u>
Net Income (Loss)	<u>\$ (1,844.42)</u>	<u>(6,053.23)</u>	<u>\$ 11,797.79</u>	<u>44.39</u>

**Country Club Estates Homeowners Associat
Trial Balance**

Account	T	Account Description	1 Month Ended Dec 31, 2015	12 Months Ended Dec 31, 2015
1010	A	First NM Bank - Cash	(26,874.89)	7,481.96
1021	A	First NM Bank - Reserves	25,030.47	88,376.93
1105	A	Club House	0.00	47,900.00
1130	A	Land	0.00	36,386.00
2150	L	Cleaning Deposit	0.00	125.00
3198	L	Fund Balance	0.00	(105,210.85)
3199	L	Capital Reserves	0.00	(63,261.25)
4000	R	Assessment Income	0.00	(25,753.05)
4010	R	Friendly Reminders	0.00	(22.50)
4020	R	Fines/Legal/Liens	0.00	(500.00)
4030	R	Lien Fees	0.00	(185.00)
4200	R	Interest Income - Reserves	(30.47)	(115.68)
7001	E	Collection Fees	0.00	417.95
7011	E	Coupon Costs	0.00	126.81
7041	E	Website	0.00	222.07
7050	E	Accounting Fees	265.60	358.10
7051	E	Legal Fees	0.00	225.00
7065	E	Office Expense	0.00	1,513.53
7101	E	Community Events	300.00	986.81
7111	E	Nomination Committee	210.66	340.31
7121	E	Newsletter Services	0.00	97.30
7130	E	Insurance	0.00	2,360.00
7151	E	Management Fees	0.00	2,354.00
7185	E	Repairs and Maintenance	0.00	1,347.50
7201	E	Grounds and Maintenance	195.00	1,286.00
7212	E	Taxes-Licenses	0.00	(1.00)
7213	E	Federal Income Tax	0.00	26.00
7214	E	Property Tax	158.51	158.51
7215	E	Telephone	690.87	1,320.09
7230	E	Utilities	54.25	1,038.76
7251	E	Operating Contingency Expenses	0.00	600.70
		Total	<u>0.00</u>	<u>0.00</u>
		Period Profit/(Loss)	<u>(1,844.42)</u>	<u>11,797.79</u>

Country Club Estates Homeowners Associat

BALANCE SHEET

As of January 31, 2016

ASSETS

CURRENT ASSETS

First NM Bank - Cash \$ 6,974.10

First NM Bank - Reserves 88,376.93

Total Current Assets 95,351.03

PROPERTY AND EQUIPMENT

Club House 47,900.00

Land 36,386.00

Net Property and Equipment 84,286.00

TOTAL ASSETS \$ 179,637.03

Country Club Estates Homeowners Associat
BALANCE SHEET
As of January 31, 2016

LIABILITIES AND STOCKHOLDERS' EQUITY

CURRENT LIABILITIES

Cleaning Deposit \$ (125.00)

Total Current Liabilities (125.00)

LONG-TERM LIABILITIES

Total Liabilities (125.00)

STOCKHOLDERS' EQUITY

Fund Balance 180,269.89

Retained Earnings (507.86)

Total Stockholders' Equity 179,762.03

**TOTAL LIABILITIES AND
STOCKHOLDERS' EQUITY** \$ 179,637.03

**Country Club Estates Homeowners Associat
General Ledger**

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
	1010		First NM Bank - Cash	7,481.96		
01/31/16	1		Total Checks		(623.98)	
01/31/16	1		Total Drafts		(119.03)	
01/31/16	2		Deposit		235.15	
					<u>(507.86)</u>	<u>6,974.10</u>
	1021		First NM Bank - Reserves	88,376.93		
					<u>0.00</u>	<u>88,376.93</u>
	1105		Club House	47,900.00		
					<u>0.00</u>	<u>47,900.00</u>
	1130		Land	36,386.00		
					<u>0.00</u>	<u>36,386.00</u>
	1900		Transfers	0.00		
01/31/16	2		Paypal Verifybank		(0.15)	
01/06/16	118		Paypal Verifybank		0.15	
					<u>0.00</u>	<u>0.00</u>
	2150		Cleaning Deposit	125.00		
					<u>0.00</u>	<u>125.00</u>
	3198		Fund Balance	(180,269.89)		
					<u>0.00</u>	<u>(180,269.89)</u>
	4000		Assessment Income	0.00		
01/31/16	2		Asses. Income		(235.00)	
					<u>(235.00)</u>	<u>(235.00)</u>
	7050		Accounting Fees	0.00		
01/18/16	1970		Tamara Hurt CPA		80.91	
					<u>80.91</u>	<u>80.91</u>
	7111		Nomination Committee	0.00		
01/18/16	1973		Diane Carl		171.35	
					<u>171.35</u>	<u>171.35</u>
	7121		Newsletter Services	0.00		
12/16/15	1968		Joyce Reynolds		31.72	
					<u>31.72</u>	<u>31.72</u>
	7201		Grounds and Maintenance	0.00		
12/16/15	1969		Maria Andrade		120.00	
01/18/16	1971		Maria Andrade		120.00	
					<u>240.00</u>	<u>240.00</u>
	7215		Telephone	0.00		

**Country Club Estates Homeowners Associat
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
7215 Telephone (cont.)					
01/25/16	122	Century Link		57.90	
				<u>57.90</u>	<u>57.90</u>
7230 Utilities					
			0.00		
01/11/16	119	City of Deming		3.00	
01/11/16	120	City of Deming		21.97	
01/19/16	121	Columbus Electric		36.01	
				<u>60.98</u>	<u>60.98</u>
7251 Operating Contingency Expenses					
			0.00		
01/18/16	1972	Rick Molitor		100.00	
				<u>100.00</u>	<u>100.00</u>
Current Profit/(Loss)		<u>(507.86)</u>	YTD Profit/(Loss)		<u>(507.86)</u>
Number of Transactions		16			
			The General Ledger is in balance		<u>0.00</u>

Country Club Estates Homeowners Associat
INCOME STATEMENT
Actual vs. Budget

	1 Month Ended January 31, 2016 Actual	1 Month Ended January 31, 2016 Actual	1 Month Ended January 31, 2016 Budget
Sales			
Assessment Income	\$ 235.00	\$ 235.00	\$ 0.00
Less Returns & Allowances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Sales	<u>235.00</u>	<u>235.00</u>	<u>0.00</u>
Gross Profit	<u>235.00</u>	<u>235.00</u>	<u>0.00</u>
Operating Expenses			
Accounting Fees	80.91	80.91	0.00
Nomination Committee	171.35	171.35	0.00
Newsletter Services	31.72	31.72	0.00
Grounds and Maintenance	240.00	240.00	0.00
Telephone	57.90	57.90	0.00
Utilities	60.98	60.98	0.00
Operating Contingency Expenses	<u>100.00</u>	<u>100.00</u>	<u>0.00</u>
Total Operating Expenses	<u>742.86</u>	<u>742.86</u>	<u>0.00</u>
Operating Income	<u>(507.86)</u>	<u>(507.86)</u>	<u>0.00</u>
Net Income (Loss)	<u>\$ (507.86)</u>	<u>\$ (507.86)</u>	<u>\$ 0.00</u>

Country Club Estates Homeowners Associat
INCOME STATEMENT
12 Month Comparison For 2016

	1/31/16	2/29/16	3/31/16	4/30/16	5/31/16	6/30/16	7/31/16	8/31/16	9/30/16	10/31/16	11/30/16	12/31/16	YTD Total
Sales													
Assessment Income	235.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	235.00
Less Returns & Allowances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Sales	<u>235.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>235.00</u>
Gross Profit	<u>235.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>235.00</u>
Operating Expenses													
Accounting Fees	80.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.91
Nomination Committee	171.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171.35
Newsletter Services	31.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.72
Grounds and Maintenance	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Telephone	57.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.90
Utilities	60.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.98
Operating Contingency Expen	<u>100.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
Total Operating Expenses	<u>742.86</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>742.86</u>
Operating Income (Loss)	<u>(507.86)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(507.86)</u>
Net Income (Loss)	<u>\$ (507.86)</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ (507.86)</u>

See Accountants' Compilation Report

Country Club Estates Homeowners Associat
INCOME STATEMENT
For the 1 Month and 1 Month Ended January 31, 2016

	1 Month Ended January 31, 2016	%	1 Month Ended January 31, 2016	%
Sales				
Assessment Income	\$ 235.00	100.00	\$ 235.00	100.00
Less Returns & Allowances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Sales	<u>235.00</u>	<u>100.00</u>	<u>235.00</u>	<u>100.00</u>
Gross Profit	<u>235.00</u>	<u>100.00</u>	<u>235.00</u>	<u>100.00</u>
Operating Expenses				
Accounting Fees	80.91	10.89	80.91	10.89
Nomination Committee	171.35	23.07	171.35	23.07
Newsletter Services	31.72	4.27	31.72	4.27
Grounds and Maintenance	240.00	32.31	240.00	32.31
Telephone	57.90	7.79	57.90	7.79
Utilities	60.98	8.21	60.98	8.21
Operating Contingency Expenses	<u>100.00</u>	<u>13.46</u>	<u>100.00</u>	<u>13.46</u>
Total Operating Expenses	<u>742.86</u>	<u>100.00</u>	<u>742.86</u>	<u>100.00</u>
Operating Income (Loss)	<u>(507.86)</u>	<u>(216.11)</u>	<u>(507.86)</u>	<u>(216.11)</u>
Net Income (Loss)	<u>\$ (507.86)</u>	<u>(216.11)</u>	<u>\$ (507.86)</u>	<u>(216.11)</u>

**Country Club Estates Homeowners Associat
Trial Balance**

<u>Account</u>	<u>T</u>	<u>Account Description</u>	<u>1 Month Ended Jan 31, 2016</u>	<u>1 Month Ended Jan 31, 2016</u>
1010	A	First NM Bank - Cash	(507.86)	6,974.10
1021	A	First NM Bank - Reserves	0.00	88,376.93
1105	A	Club House	0.00	47,900.00
1130	A	Land	0.00	36,386.00
2150	L	Cleaning Deposit	0.00	125.00
3198	L	Fund Balance	0.00	(180,269.89)
4000	R	Assessment Income	(235.00)	(235.00)
7050	E	Accounting Fees	80.91	80.91
7111	E	Nomination Committee	171.35	171.35
7121	E	Newsletter Services	31.72	31.72
7201	E	Grounds and Maintenance	240.00	240.00
7215	E	Telephone	57.90	57.90
7230	E	Utilities	60.98	60.98
7251	E	Operating Contingency Expenses	100.00	100.00
		Total	<u>0.00</u>	<u>0.00</u>
		Period Profit/(Loss)	<u>(507.86)</u>	<u>(507.86)</u>