

CCEHA Board Meeting Minutes  
December 16, 2015  
CCEHA Clubhouse

**Call to Order: 3:00 P.M.**

Present – Bill Carl, President; Gail Root, Treasurer; Suzanne Madero, Director; Dan Welch, Secretary. Absent -- Joyce Reynolds, Director; Dick Costa, Director. Vacant-Vice President. 6 homeowners were present.

**Adoption of October 28, 2015 Minutes:** *Moved by Dan Welch, Seconded by Bill Carl to approve last month's minutes. Motion carried to accept minutes.*

**December agenda change:** No changes.

**Unfinished Business:**

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None

**New Business:**

**Committee Reports:**

**Welcome:** Dan Welch reported for Deb Raynor. Deb visited new owners Dennis and Carol Moyer at 2915 Hook. She has two other new owners to visit, but must wait for their return from holiday travels to schedule appointments. She also will set up a visit with new renters during their winter break as both are school teachers.

**Facilities:** Dan Welch reported for Bob Potter. Dan contacted a yard service company to take over the grounds maintenance for 2016. The service is Manny's Landscaping and he is bonded and licensed. His fee is \$35 an hour for two workers. Further, he will work on an as needed basis and only charge us when we call and ask for his services. Dan explained the reason for the change was due to the city of Deming ordinance that bans yard waste from being placed in the dumpsters (which in his opinion is totally unreasonable). Bill did say that maybe I should have followed procedure and discussed it with the board first, but that said, reminded Dan that Manny needs to sign our Workers Compensation Waiver form in addition to our contract. Gail ask Facilities to re-submit a new budget to include the additional costs of the new service since to original 2016 budget only allowed for \$75 a month for grounds maintenance and he did not think this would be enough. Dan agreed to talk to Bob about this.

**Activities:** No one was present from this committee, so no report.

**Newsletter:** No one was present from this committee, so no report.

**Architectural:** Pat Kelly reported that for the Oct 20<sup>th</sup> to Dec 16<sup>th</sup> time frame, they had received four applications for change ranging from stucco repair and house painting to repairing a rear gate. All applications were approved. A full report is attached to minutes. He also turned in the 2015 annual summary report for the 2016 annual meeting.

**Nominations:** Barb Root reported that Diane Carl and she have finished process and the ballots with proxies were placed in the mail on December 15<sup>th</sup>. So they are finished for the interim while waiting for the ballots to be returned, the deadline for which is January 15<sup>th</sup> 2016. The ballots will be counted on Monday Jan 18<sup>th</sup> at the club house.

**Website:** No one present from this committee, so no report. However, Dawna did submit a written report after the meeting that is attached to the minutes.

**HUD Report:** Dan reported that we are currently at 95% homes occupied with at least one person over age 55. A full report is attached to minutes.

**Treasurer's Report:** Gail reported for both October and November. Gail asked if anyone had any issues with the October report. Bill ask if we had received the \$185 credit from Associa Canyon Gate for the false lien filing. Gail confirmed that we had. No further questions were raised about the Oct P&L report. *Moved by Gail Root and seconded by Dan Welch to accept the October P&L report. Motion carried.*

Gail then moved onto the November P&L report. He noted that we have \$34,356 in cash funds. Gail asked if there were any questions about the November P&L report. None were raised. *Moved by Gail Root and seconded by Suzanne Madero to accept the November P&L report. Motion carried.*

Gail has been pleased with the back and forth communications with Tamara Hurt. He stated that they agreed that the treasurer would continue to write the checks and make deposits of all funds into the bank. Gail noted that we have received an \$85 check for the records and processing fee on the sale of 3025 Wedge. He ask Dan to provide him with a home/lot owner updated address list by no later than January 11<sup>th</sup> for the annual meeting mailings. He will have the CCEHA dues invoices ready for the annual meeting (with the assumption that the dues will remain at \$150 a year).

Gail noted in his discussion about 2016 budget that he had not included any amount for legal fees and questioned if it should even be included in the operations budget, since it was such an arbitrary amount. Suzanne asked why it shouldn't be part of the operating budget, and Gail stated that even if it were an actual figure like the \$20,000 included in the 2015 budget, we could not pay it out of operating funds and continue to fund our day to day operations. It would need to come from some other source of money outside of the operation budget. After further discussion, it was decided to include a line item for an amount similar to what we actually spent in 2015.

Gail, citing his earlier assertion that we have \$34,356 in cash reserves, ask the board for approval to move \$25,000 of that amount to the reserve savings account where it will at least earn some interest. The board agreed that since it would still be available if needed, it should be moved into the savings account. No formal vote was taken since in discussion, everyone agreed.

A copy of the October and November P&L reports are attached to the minutes.

**Legal:** Bill stated that we still have two cases outstanding (the Tunis et al case and the Nelson case). On Dec 3<sup>rd</sup>, our lawyer informed Bill that he and the Tunis attorneys had a conference call with the judge to set a trial date in March or April. The opposition lawyers stated that May would be better for them. The judge said he would check his docket to set a date in May and get back with both sides for a final decision. The judge further told the plaintiffs that they had not provided the proper documentation nor paid the fees necessary to secure a jury trial. Bill has not heard back as to what date if any has been picked. He also has not received any communications

form our lawyer as to the status of the Nelson case. He will continue to stay in contact with the offices of our lawyer for additional updates. Again, Bill reminded everyone that every call or communication with our lawyer is billable, so please be patient as our lawyer is only trying to save us money. Gail noted that he is still drawing on the original \$2,000 retainer fee.

**Annual Meeting:** Bill asked Dan if he had received all of his committee year-end reports. Dan said that the Architectural committee report received at this meeting was his first. Bill ask Dan when he needed them by and he said January 15<sup>th</sup>. Dan will send out an email to all committee heads asking for their reports. Dan agreed to put together the Power Point presentation for the meeting, Rick Molitor has agreed to be the narrator and Pat Kelly agreed to run the laptop Power Point presentation and help set up the sound system. Bill said he will contact Veronika Barnes about borrowing the screen and projector. Suzanne ask if it would be an issue if she agreed to be Don and Mary Underwood's proxy and speak for them at the annual meeting about the proposed sale of their home to an under 55 couple. It will not be an issue.

It was agreed that all board members and assistants will meet at the Train Depot on Friday Jan 22<sup>nd</sup> at 2PM to set up the meeting.

Bill ask for a motion to adjourn. *Moved by Suzanne Madero, Seconded by Dan Welch. No discussion, motion carried.*

Meeting adjourned 3:47 P.M.

Next regularly scheduled Board meeting is January 23, 2015 immediately after the Annual Meeting. Location to be determined.

Respectfully Submitted,

***Dan E Welch*** CCEHA Secretary

**COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION  
MONTHLY REPORT OF THE ARCHITECTURAL COMMITTEE**

Date: 12 / 2015

To: Homeowners Board

From: Architectural Committee

REPORT ON PETITIONS, APPLICATIONS, AND ACTIONS

REPORTING PERIOD: 10/2015 — 12/2015

DATE	APPLICANT	ADDRESS	ACTION REQUESTED
11/16	PEARSON	3005 DRIVER	REPAIR STUCCO; PAINT ENTIRE HOUSE
11/23	MANTEI	3007 NINEIRON	" "
11/16	HENNIG	3007 PUTTING GREEN	" "
10/8	SHELTON	3007 HOOK	REPAIR REAR GATE

DATE	APPLICANT	ADDRESS	ACTION TAKEN
ALL APPLICATIONS FOR WORK TO BE DONE WERE APPROVED BY ARCH. CMTE.			

# **DECEMBER 2015 WEBSITE REPORT**

**December 1<sup>st</sup> – December 15th**

## **UPDATES:**

**November Activity Calendars**

**December Activity Calendars**

**September Minutes**

## **STATS:**

**Total page loads (2006-2015) 46,464**

**Year to date—6,479 page loads**

**2,968 Unique visitors (2,374 first time visitors and 594 returning visitors)**

**December page loads were 134 (as of December 15th)**

**41 Unique visitors (27 first time visitors and 14 returning visitors)**

**Visitors came from New Mexico, California, Texas, Florida, Washington, Logos, Nigeria and Beijing, China**

**Tuesday December 1st was the biggest hit day with 53 page loads**

**Dawna Diltz**

**HUD 80% Occupancy Report Summary\***  
**12/16/2015**

Number of Homes Built:	171	
Number of Occupied Homes:	164	
Homes Occupied with at Least One Over 55:	156	95%
Homes Occupied with No One Over 55:	8	5%
Number of Rentals Included in this Summary:	16	
Number of Vacant Homes NOT Included in this Summary**:	7	
Owned Lots w/o Homes NOT Included in this Summary:	11	

\*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 October 31, 2015**

**ASSETS**

**CURRENT ASSETS**

First NM Bank - Cash \$ 34,800.11

First NM Bank - Reserves 63,346.46

**Total Current Assets** 98,146.57

**PROPERTY AND EQUIPMENT**

Club House 47,900.00

Land 36,386.00

**Net Property and Equipment** 84,286.00

**TOTAL ASSETS** \$ 182,432.57

**Country Club Estates Homeowners Associat**

**BALANCE SHEET**

**As of October 31, 2015**

**LIABILITIES AND STOCKHOLDERS' EQUITY**

**CURRENT LIABILITIES**

Cleaning Deposit \$ 25.00

**Total Current Liabilities** 25.00

**LONG-TERM LIABILITIES**

**Total Liabilities** 25.00

**STOCKHOLDERS' EQUITY**

Fund Balance 105,210.85

Capital Reserves 63,261.25

Retained Earnings 13,935.47

**Total Stockholders' Equity** 182,407.57

**TOTAL LIABILITIES AND  
STOCKHOLDERS' EQUITY** \$ 182,432.57



**Country Club Estates Homeowners Associat**  
**INCOME STATEMENT**  
**For the 1 Month and 10 Months Ended October 31, 2015**

	1 Month Ended October 31, 2015	%	10 Months Ended October 31, 2015	%
<b>Sales</b>				
Assessment Income	\$ 0.00	0.00	\$ 25,753.05	97.01
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	0.00	0.00	85.21	0.32
Less Returns & Allowances	0.00	0.00	0.00	0.00
<b>Total Sales</b>	<u>0.00</u>	<u>0.00</u>	<u>26,545.76</u>	<u>100.00</u>
<b>Gross Profit</b>	<u>0.00</u>	<u>0.00</u>	<u>26,545.76</u>	<u>100.00</u>
<b>Operating Expenses</b>				
Collection Fees	0.00	0.00	417.95	3.31
Coupon Costs	0.00	0.00	126.81	1.01
Website	0.00	0.00	222.07	1.76
Accounting Fees	(185.00)	(81.74)	92.50	0.73
Legal Fees	0.00	0.00	225.00	1.78
Office Expense	0.00	0.00	1,513.53	12.00
Community Events	0.00	0.00	686.81	5.45
Nomination Committee	129.65	57.28	129.65	1.03
Newsletter Services	25.57	11.30	97.30	0.77
Insurance	0.00	0.00	2,360.00	18.71
Management Fees	0.00	0.00	2,354.00	18.67
Repairs and Maintenance	0.00	0.00	1,347.50	10.69
Grounds and Maintenance	90.00	39.76	941.00	7.46
Taxes-Licenses	0.00	0.00	(1.00)	(0.01)
Federal Income Tax	0.00	0.00	26.00	0.21
Telephone	57.72	25.50	571.50	4.53
Utilities	108.39	47.89	898.97	7.13
Operating Contingency Expenses	0.00	0.00	600.70	4.76
<b>Total Operating Expenses</b>	<u>226.33</u>	<u>100.00</u>	<u>12,610.29</u>	<u>100.00</u>
<b>Operating Income (Loss)</b>	<u>(226.33)</u>	<u>0.00</u>	<u>13,935.47</u>	<u>52.50</u>
<b>Net Income (Loss)</b>	<u>\$ (226.33)</u>	<u>0.00</u>	<u>\$ 13,935.47</u>	<u>52.50</u>

**Country Club Estates Homeowners Associat**  
**INCOME STATEMENT**  
**Actual vs. Budget**

	1 Month Ended October 31, 2015 Actual	10 Months Ended October 31, 2015 Actual	10 Months Ended October 31, 2015 Budget
<b>Sales</b>			
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	0.00	85.21	0.00
Less Returns & Allowances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Sales</b>	<u>0.00</u>	<u>26,545.76</u>	<u>27,000.00</u>
<b>Gross Profit</b>	<u>0.00</u>	<u>26,545.76</u>	<u>27,000.00</u>
<b>Operating Expenses</b>			
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	(185.00)	92.50	850.00
Legal Fees	0.00	225.00	0.00
Office Expense	0.00	1,513.53	1,250.00
Community Events	0.00	686.81	1,800.00
Nomination Committee	129.65	129.65	350.00
Newsletter Services	25.57	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	90.00	941.00	3,705.00
Taxes-Licenses	0.00	(1.00)	200.00
Federal Income Tax	0.00	26.00	75.00
Property Tax	0.00	0.00	820.00
Telephone	57.72	571.50	750.00
Utilities	108.39	898.97	1,205.00
Operating Contingency Expenses	<u>0.00</u>	<u>600.70</u>	<u>1,500.00</u>
<b>Total Operating Expenses</b>	<u>226.33</u>	<u>12,610.29</u>	<u>24,390.00</u>
<b>Operating Income</b>	<u>(226.33)</u>	<u>13,935.47</u>	<u>2,610.00</u>
<b>Net Income (Loss)</b>	<u>\$ (226.33)</u>	<u>\$ 13,935.47</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
<b>Sales</b>													
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	0.00	85.21
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>
<b>Total Sales</b>	<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>0.00</u>	<u>26,545.76</u>
<b>Gross Profit</b>	<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>0.00</u>	<u>26,545.76</u>
<b>Operating Expenses</b>													
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	0.00	92.50
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	0.00	686.81
Nomination Committee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129.65	0.00	0.00	129.65
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	0.00	0.00	941.00
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
Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	456.14	57.64	57.72	0.00	0.00	571.50
Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.34	290.24	108.39	0.00	0.00	898.97
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>
<b>Total Operating Expenses</b>	<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>0.00</u>	<u>0.00</u>	<u>12,610.29</u>
<b>Operating Income (Loss)</b>	<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>0.00</u>	<u>0.00</u>	<u>13,935.47</u>
<b>Net Income (Loss)</b>	<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>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 13,935.47</u>

See Accountants' Compilation Report

**Country Club Estates Homeowners Associat  
General Ledger**

<b>Date</b>	<b>Reference T</b>	<b>Description</b>	<b>Beginning Balance</b>	<b>Current Amount</b>	<b>YTD Balance</b>
		<b>1010 First NM Bank - Cash</b>	35,026.44		
10/31/15	1	Total Checks		(245.22)	
10/31/15	1	Total Drafts		(166.11)	
10/31/15	2	Deposit		185.00	
				<u>(226.33)</u>	<u>34,800.11</u>
		<b>1021 First NM Bank - Reserves</b>	63,346.46		
				<u>0.00</u>	<u>63,346.46</u>
		<b>1105 Club House</b>	47,900.00		
				<u>0.00</u>	<u>47,900.00</u>
		<b>1130 Land</b>	36,386.00		
				<u>0.00</u>	<u>36,386.00</u>
		<b>2150 Cleaning Deposit</b>	(25.00)		
				<u>0.00</u>	<u>(25.00)</u>
		<b>3198 Fund Balance</b>	(105,210.85)		
				<u>0.00</u>	<u>(105,210.85)</u>
		<b>3199 Capital Reserves</b>	(63,261.25)		
				<u>0.00</u>	<u>(63,261.25)</u>
		<b>4000 Assessment Income</b>	(25,753.05)		
				<u>0.00</u>	<u>(25,753.05)</u>
		<b>4010 Friendly Reminders</b>	(22.50)		
				<u>0.00</u>	<u>(22.50)</u>
		<b>4020 Fines/Legal/Liens</b>	(500.00)		
				<u>0.00</u>	<u>(500.00)</u>
		<b>4030 Lien Fees</b>	(185.00)		
				<u>0.00</u>	<u>(185.00)</u>
		<b>4200 Interest Income - Reserves</b>	(85.21)		
				<u>0.00</u>	<u>(85.21)</u>
		<b>7001 Collection Fees</b>	417.95		
				<u>0.00</u>	<u>417.95</u>
		<b>7011 Coupon Costs</b>	126.81		
				<u>0.00</u>	<u>126.81</u>
		<b>7041 Website</b>	222.07		

**Country Club Estates Homeowners Associat  
General Ledger**

<b>Date</b>	<b>Reference T</b>	<b>Description</b>	<b>Beginning Balance</b>	<b>Current Amount</b>	<b>YTD Balance</b>
		<b>7041 Website (cont.)</b>		<u>0.00</u>	<u>222.07</u>
10/31/15		<b>7050 Accounting Fees</b>	277.50		
	2	Refund Fees		<u>(185.00)</u>	
				<u>(185.00)</u>	<u>92.50</u>
		<b>7051 Legal Fees</b>	225.00		
				<u>0.00</u>	<u>225.00</u>
		<b>7065 Office Expense</b>	1,513.53		
				<u>0.00</u>	<u>1,513.53</u>
		<b>7101 Community Events</b>	686.81		
				<u>0.00</u>	<u>686.81</u>
10/13/15		<b>7111 Nomination Committee</b>	0.00		
	1955	Barbara Root		<u>129.65</u>	
				<u>129.65</u>	<u>129.65</u>
09/25/15		<b>7121 Newsletter Services</b>	71.73		
	1951	Joyce Reynolds		<u>25.57</u>	
				<u>25.57</u>	<u>97.30</u>
		<b>7130 Insurance</b>	2,360.00		
				<u>0.00</u>	<u>2,360.00</u>
		<b>7151 Management Fees</b>	2,354.00		
				<u>0.00</u>	<u>2,354.00</u>
		<b>7185 Repairs and Maintenance</b>	1,347.50		
				<u>0.00</u>	<u>1,347.50</u>
09/25/15		<b>7201 Grounds and Maintenance</b>	851.00		
	1949	Maria Andrade		<u>90.00</u>	
				<u>90.00</u>	<u>941.00</u>
		<b>7212 Taxes-Licenses</b>	(1.00)		
				<u>0.00</u>	<u>(1.00)</u>
		<b>7213 Federal Income Tax</b>	26.00		
				<u>0.00</u>	<u>26.00</u>
10/23/15		<b>7215 Telephone</b>	513.78		
	109	CenturyLink		<u>57.72</u>	
				<u>57.72</u>	<u>571.50</u>

**Country Club Estates Homeowners Associat  
General Ledger**

<b>Date</b>	<b>Reference T</b>	<b>Description</b>	<b>Beginning Balance</b>	<b>Current Amount</b>	<b>YTD Balance</b>
	<b>7230</b>	<b>Utilities</b>	790.58		
10/16/15	106	City of Deming		15.83	
10/16/15	107	City of Deming		44.75	
10/20/15	108	Columbus Electric		47.81	
				<u>108.39</u>	<u>898.97</u>
	<b>7251</b>	<b>Operating Contingency Expenses</b>	600.70		
				<u>0.00</u>	<u>600.70</u>
Current Profit/(Loss)		<u>(226.33)</u>	YTD Profit/(Loss)		<u>13,935.47</u>
Number of Transactions		11	The General Ledger is in balance		<u>0.00</u>

**Country Club Estates Homeowners Associat**  
**BALANCE SHEET**  
**As of November 30, 2015**  
**ASSETS**

**CURRENT ASSETS**

First NM Bank - Cash	\$ 34,356.85
First NM Bank - Reserves	<u>63,346.46</u>

<b>Total Current Assets</b>	<u>97,703.31</u>
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**PROPERTY AND EQUIPMENT**

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

<b>Net Property and Equipment</b>	<u>84,286.00</u>
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<b>TOTAL ASSETS</b>	<u>\$ 181,989.31</u>
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**Country Club Estates Homeowners Associat**  
**BALANCE SHEET**  
**As of November 30, 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 13,642.21

**Total Stockholders' Equity** 182,114.31

**TOTAL LIABILITIES AND  
STOCKHOLDERS' EQUITY** \$ 181,989.31



**Country Club Estates Homeowners Associat**  
**INCOME STATEMENT**  
**For the 1 Month and 11 Months Ended November 30, 2015**

	1 Month Ended November 30, 2015	%	11 Months Ended November 30, 2015	%
<b>Sales</b>				
Assessment Income	\$ 0.00	0.00	\$ 25,753.05	97.01
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	0.00	0.00	85.21	0.32
Less Returns & Allowances	0.00	0.00	0.00	0.00
<b>Total Sales</b>	<u>0.00</u>	<u>0.00</u>	<u>26,545.76</u>	<u>100.00</u>
<b>Gross Profit</b>	<u>0.00</u>	<u>0.00</u>	<u>26,545.76</u>	<u>100.00</u>
<b>Operating Expenses</b>				
Collection Fees	0.00	0.00	417.95	3.24
Coupon Costs	0.00	0.00	126.81	0.98
Website	0.00	0.00	222.07	1.72
Accounting Fees	0.00	0.00	92.50	0.72
Legal Fees	0.00	0.00	225.00	1.74
Office Expense	0.00	0.00	1,513.53	11.73
Community Events	0.00	0.00	686.81	5.32
Nomination Committee	0.00	0.00	129.65	1.00
Newsletter Services	0.00	0.00	97.30	0.75
Insurance	0.00	0.00	2,360.00	18.29
Management Fees	0.00	0.00	2,354.00	18.24
Repairs and Maintenance	0.00	0.00	1,347.50	10.44
Grounds and Maintenance	150.00	51.15	1,091.00	8.46
Taxes-Licenses	0.00	0.00	(1.00)	(0.01)
Federal Income Tax	0.00	0.00	26.00	0.20
Telephone	57.72	19.68	629.22	4.88
Utilities	85.54	29.17	984.51	7.63
Operating Contingency Expenses	0.00	0.00	600.70	4.66
<b>Total Operating Expenses</b>	<u>293.26</u>	<u>100.00</u>	<u>12,903.55</u>	<u>100.00</u>
<b>Operating Income (Loss)</b>	<u>(293.26)</u>	<u>0.00</u>	<u>13,642.21</u>	<u>51.39</u>
<b>Net Income (Loss)</b>	<u>\$ (293.26)</u>	<u>0.00</u>	<u>\$ 13,642.21</u>	<u>51.39</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
<b>Sales</b>													
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	0.00	85.21
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>
<b>Total Sales</b>	<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>0.00</u>	<u>26,545.76</u>
<b>Gross Profit</b>	<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>0.00</u>	<u>26,545.76</u>
<b>Operating Expenses</b>													
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	0.00	92.50
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	0.00	686.81
Nomination Committee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129.65	0.00	0.00	129.65
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	0.00	1,091.00
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
Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	456.14	57.64	57.72	57.72	0.00	629.22
Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.34	290.24	108.39	85.54	0.00	984.51
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>
<b>Total Operating Expenses</b>	<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>0.00</u>	<u>12,903.55</u>
<b>Operating Income (Loss)</b>	<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>0.00</u>	<u>13,642.21</u>
<b>Net Income (Loss)</b>	<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>\$ 0.00</u>	<u>\$ 13,642.21</u>

See Accountants' Compilation Report

**Country Club Estates Homeowners Associat**  
**INCOME STATEMENT**  
**Actual vs. Budget**

	1 Month Ended November 30, 2015 Actual	11 Months Ended November 30, 2015 Actual	11 Months Ended November 30, 2015 Budget
<b>Sales</b>			
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	0.00	85.21	0.00
Less Returns & Allowances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Sales</b>	<u>0.00</u>	<u>26,545.76</u>	<u>27,000.00</u>
<b>Gross Profit</b>	<u>0.00</u>	<u>26,545.76</u>	<u>27,000.00</u>
<b>Operating Expenses</b>			
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	0.00	92.50	850.00
Legal Fees	0.00	225.00	0.00
Office Expense	0.00	1,513.53	1,250.00
Community Events	0.00	686.81	1,800.00
Nomination Committee	0.00	129.65	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	150.00	1,091.00	3,705.00
Taxes-Licenses	0.00	(1.00)	200.00
Federal Income Tax	0.00	26.00	75.00
Property Tax	0.00	0.00	820.00
Telephone	57.72	629.22	750.00
Utilities	85.54	984.51	1,205.00
Operating Contingency Expenses	<u>0.00</u>	<u>600.70</u>	<u>1,500.00</u>
<b>Total Operating Expenses</b>	<u>293.26</u>	<u>12,903.55</u>	<u>24,390.00</u>
<b>Operating Income</b>	<u>(293.26)</u>	<u>13,642.21</u>	<u>2,610.00</u>
<b>Net Income (Loss)</b>	<u>\$ (293.26)</u>	<u>\$ 13,642.21</u>	<u>\$ 2,610.00</u>

**Country Club Estates Homeowners Associat  
General Ledger**

<b>Date</b>	<b>Reference T</b>	<b>Description</b>	<b>Beginning Balance</b>	<b>Current Amount</b>	<b>YTD Balance</b>
		<b>1010 First NM Bank - Cash</b>	34,800.11		
11/30/15	1	Total Checks		(300.00)	
11/30/15	1	Total Drafts		(143.26)	
				<u>(443.26)</u>	<u>34,356.85</u>
		<b>1021 First NM Bank - Reserves</b>	63,346.46		
				<u>0.00</u>	<u>63,346.46</u>
		<b>1105 Club House</b>	47,900.00		
				<u>0.00</u>	<u>47,900.00</u>
		<b>1130 Land</b>	36,386.00		
				<u>0.00</u>	<u>36,386.00</u>
		<b>2150 Cleaning Deposit</b>	(25.00)		
09/14/15	1948	Luna County Facility Director		100.00	
10/04/15	1954	Luna County Facility Director		50.00	
				<u>150.00</u>	<u>125.00</u>
		<b>3198 Fund Balance</b>	(105,210.85)		
				<u>0.00</u>	<u>(105,210.85)</u>
		<b>3199 Capital Reserves</b>	(63,261.25)		
				<u>0.00</u>	<u>(63,261.25)</u>
		<b>4000 Assessment Income</b>	(25,753.05)		
				<u>0.00</u>	<u>(25,753.05)</u>
		<b>4010 Friendly Reminders</b>	(22.50)		
				<u>0.00</u>	<u>(22.50)</u>
		<b>4020 Fines/Legal/Liens</b>	(500.00)		
				<u>0.00</u>	<u>(500.00)</u>
		<b>4030 Lien Fees</b>	(185.00)		
				<u>0.00</u>	<u>(185.00)</u>
		<b>4200 Interest Income - Reserves</b>	(85.21)		
				<u>0.00</u>	<u>(85.21)</u>
		<b>7001 Collection Fees</b>	417.95		
				<u>0.00</u>	<u>417.95</u>
		<b>7011 Coupon Costs</b>	126.81		
				<u>0.00</u>	<u>126.81</u>

**Country Club Estates Homeowners Associat  
General Ledger**

<b>Date</b>	<b>Reference T</b>	<b>Description</b>	<b>Beginning Balance</b>	<b>Current Amount</b>	<b>YTD Balance</b>
	7041	Website	222.07	<u>0.00</u>	<u>222.07</u>
	7050	Accounting Fees	92.50	<u>0.00</u>	<u>92.50</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	<u>0.00</u>	<u>686.81</u>
	7111	Nomination Committee	129.65	<u>0.00</u>	<u>129.65</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>
11/06/15	7201 1956	Grounds and Maintenance Maria Andrade	941.00	<u>150.00</u> <u>150.00</u>	<u>1,091.00</u>
	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>
11/24/15	7215 113	Telephone Century Link	571.50	<u>57.72</u> <u>57.72</u>	<u>629.22</u>
11/13/15	7230 110	Utilities City of Deming	898.97	15.81	

**Country Club Estates Homeowners Associat  
General Ledger**

<b>Date</b>	<b>Reference T</b>	<b>Description</b>	<b>Beginning Balance</b>	<b>Current Amount</b>	<b>YTD Balance</b>
	<b>7230</b>	<b>Utilities (cont.)</b>			
11/13/15	111	City of Deming		32.60	
11/19/15	112	Columbus Electric		37.13	
				<u>85.54</u>	<u>984.51</u>
	<b>7251</b>	<b>Operating Contingency Expenses</b>	600.70	<u>0.00</u>	<u>600.70</u>
Current Profit/(Loss)		<u>(293.26)</u>	YTD Profit/(Loss)	<u>13,642.21</u>	
Number of Transactions		9		The General Ledger is in balance	<u>0.00</u>