

CCEHA Board Meeting Minutes  
July 27, 2016  
CCEHA Clubhouse

**Call to Order: 5:03 P.M.**

Present – Linda Anderson, Treasurer; Bob Potter, Director; Dan Welch, President; Diane Carl, Secretary; Clete Jackson, Director Absent – Rick Molitor, Director and Alex Chacon, Vice President

5 homeowners were present.

**Adoption of June 2016 Minutes:** with amendments. Changes/Additions were made to the draft of the June minutes that was published to the community. Changes/Additions are as follows:

- **Added June HUD report to the June meeting minutes**
- **A request was made by Bob Potter that the minutes record how each person (Board Member) voted on the sale of the Underwood home.**
- **Moved Rick's motion, after Dan's motion on the vote of the Underwood home.**

*Dan made a motion to accept June minutes as amended. Bob seconded. Motion carried.*

**July Agenda change(s):** One change made to the July Agenda. Report on legal.

**Unfinished Business:** No unfinished business

**New Business:** No new business

**Committee Reports:**

**Welcome:** Janet reported on behalf of the committee. She and Maria visited with Nancy Stephen on Water Hazard. Robert and Rosemary Neuman will be moving into their home on Putting Green after August 13th. Mark and Marcella Wills, new owners on Wedge will not be moving into their home for another 6 months. They do come down on some weekends to do work on the house. *Full report attached to minutes.*

**Facilities:** Dennis reported on behalf of the committee:

- Window roll up blinds have been added to the 3 east facing windows.
- The committee will be meeting with Border Pest Control Friday, to discuss the use of pre-emergence week control.
- The Facilities Committee has re-installed Jim Reedy's sign at the entrance to CCE. It was felt we were concerned about the appearance of our community that something had to be done.
- Dog control signs have been installed.
- Roll up blinds have been installed on west side of addition.

*Full report is attached*

**Activities:** Diane reported on behalf of the committee. Report was prepared by Janet Chartier.

- 4<sup>th</sup> of July party was a big success. We enjoyed hamburgers, hot dogs & bratwurst. Cooked by Tim Wagner, Dave Elmore and Rick Molitor. Plus, good food brought by neighbors

- Music Trivia will be Thursday, August 4<sup>th</sup> at 6:00PM in the Club House
- The Christmas Party will be at Campos Restaurant, Thursday, December 8<sup>th</sup> at 6:00PM. Watch for sign up information in the fall.

*Full report attached.*

**Newsletter:** *No report.*

**Architectural:** Donna Potter reported that for the month of July they had two covenant violations. Weed control at vacant house on Water Hazard. The notifications came from two different people for the same house. Realty Company is “working on it”.

*Full report is attached to minutes.*

**Website:** Dan reported on behalf of Dawna Diltz. Total page loads and web visitor information. The following has been updated to the website: Activities calendar and July/August newsletter was posted to the website. *Full report is attached to the minutes.*

**HUD Report:** Unchanged. Dan reported that we are currently at 95% of homes occupied with at least one person over age 55. Homes occupied with no one over 55 is at 5%. *Full report is attached to the minutes.*

**Home Sales Update:** Dan reported on behalf of Alex. We processed three disclosure forms this month for the following homes: 2910 Sand Trap, 3006 Putting Green and 2609 Water Hazard. No feedback on the current renters on Underwood’s home.

**Treasurer’s Report:** Linda presented the June 2016 P & L for approval. Clete ask a question on the net loss report and if anything can be cut. Clete’s concern is over expenditure’s and running out of monies. Linda stated that the budget amounts were not included and should be. Dan brought up that Clete had a good idea and that we would like to have a comparison to the budget monthly. Linda will submit a Quick Book report on the budgets going forward. *Linda made the motion to accept the June Financials. Diane seconded. Accepted. Full report is attached to the minutes.*

**Decision about Liens on Non-Dues Payers:** Liens were put on two homes that have not paid any dues. One home, the Hustace home, has been processed by the Realty Company and we should see the dues on that home.

**Legal Update:** Originally nothing to report. But Dan did get two email communications from our lawyer’s paralegal. One was regarding the witness list and the other was for any exhibits.

August Board Meeting cancelled. *Dan made a motion to cancel the August Board Meeting. Bob seconded.*

The next regularly scheduled Board Meeting is scheduled for September 28<sup>th</sup> at 5:00 P.M. with open forum at 4:45.

**Meeting adjourned at 5:30 P.M.**

Respectfully Submitted,

**Diane Carl**  
**CCEHA Secretary**

The Welcome Committee, Maria Chacon and Janet Wolfe, visited with Nancy Stephens at 2609 Water Hazard on Tuesday, July 19. She is still in the process of moving into the house from her house on Mesquite. Bill Carl dropped off some welcome items, but was unable to visit when Maria and I did.

The couple, Robert and Rosemary Neuman, will be moving into 3006 Putting Green after August 13. They are in the process of doing some needed maintenance work on the new house and moving things out of their house in Pecan Park.

Mark and Marcella Wills, the new owners at 3025 Wedge, will not be moving in here until at least another 6 months. They do come down on some weekends to do some work at the house, but they are not ready to move in here just yet. Deb Raynor and I visited with Mark back in January. I stopped by to see them on July 4th - when they were enjoying their hot tub with their granddaughter, in the back yard.

Welcome Committee,  
Janet Wolfe

## Facilities July 27, 2016

1. Window roll up blinds have been added to the 3 east facing windows. These will block the morning sun and reduce the heat gain in the club house.
2. We will be meeting with Border Pest on Friday to discuss the use of pre-emergence weed control. More info to come.
3. The facilities committee has reinstalled Jim Reedy's sign at the entrance to CCE. It was felt we were concerned enough about the appearance of our community that something had to be done. Mr. Reedy had been informed about the sign laying on the ground but he did nothing about it.
4. All dog control signs have been installed.
5. Roll up blinds have been installed on west side of addition.

## **ACTIVITIES COMMITTEE REPORT**

**For CCE BOARD MEETING, July 20, 2016**

- The 4<sup>th</sup> of July Party was a big success. We had 45 people attend. Some people enjoyed sitting under our new covered patio. We enjoyed hamburgers, hot dogs & bratwurst — cooked by Tim Wagner, Dave Elmore & Rick Molitor, Plus, a lot of good food brought by neighbors.
- Music Trivia will be Thursday, August 4 at 6pm at the clubhouse. Bring a snack to share and whatever you're drinking. Please sign up, in advance, at the clubhouse.
- The Christmas Party will be at Campos Restaurant Thursday, December 8 at 6pm. Cost for the meal, including tax and tip, will be \$17, There will be a cash bar for beer or wine. Watch for sign-up information in the fall.

COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION  
MONTHLY REPORT OF THE ARCHITECTURAL COMMITTEE

Date July 27, 2016-----

To: Homeowners Board

From: Architectural Committee

REPORT ON PETITIONS, APPLICATIONS, AND ACTION

REPORTING PERIOD July, 2016----- \_\_\_\_\_

2 Covenant Violations

Weed control at vacant house, 2709 Water Hazard. Both notification forms on the same address, different people. Realty Company is "working on it".



Chairman  
Architectural Committee

# **JULY 2016 WEBSITE REPORT**

**July 1<sup>st</sup> – July 26th**

## **UPDATES:**

**July Activity Calendars**

**July/August Newsletter**

## **STATS:**

**Total page loads (2006-2016) 49,994**

**Year to date—3,362 page loads**

**1,084 Unique visitors (694 first time visitors and 390 returning visitors)**

**July page loads were 242 (as of July 26th)**

**72 Unique visitors (52 first time visitors and 20 returning visitors)**

**Visitors came from New Mexico, Washington, Arizona, Illinois, Nebraska, and Chongqing, China**

**Sunday July 24th was the biggest hit day with 40 page loads**

**Dawna Diltz**

**HUD 80% Occupancy Report Summary  
7/27/2016**

Number of Homes Built:	171	
Number of Occupied Homes:	160	94%
Homes Occupied with at Least One Over 55:	152	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**:	11	
Owned Lots w/o Homes NOT Included in this Summary:	9	

\*\*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 June 30, 2016**

**ASSETS**

**CURRENT ASSETS**

First NM Bank - Cash	\$	31,332.83	
First NM Bank - Reserves		<u>61,687.56</u>	

<b>Total Current Assets</b>			93,020.39
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**PROPERTY AND EQUIPMENT**

Club House		74,653.00	
Land		36,386.00	

<b>Net Property and Equipment</b>			<u>111,039.00</u>
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<b>TOTAL ASSETS</b>			\$ <u>204,059.39</u>
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**Country Club Estates Homeowners Associat**  
**BALANCE SHEET**  
**As of June 30, 2016**

**LIABILITIES AND STOCKHOLDERS' EQUITY**

**CURRENT LIABILITIES**

Cleaning Deposit	\$	(125.00)
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<b>Total Current Liabilities</b>		<u>(125.00)</u>
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**LONG-TERM LIABILITIES**

<b>Total Liabilities</b>		<u>(125.00)</u>
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**STOCKHOLDERS' EQUITY**

Fund Balance	180,269.89
Retained Earnings	23,914.50

<b>Total Stockholders' Equity</b>		<u>204,184.39</u>
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<b>TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY</b>	<b>\$</b>	<u>204,059.39</u>
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**Country Club Estates Homeowners Associat  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
		<b>1010 First NM Bank - Cash</b>	32,411.01		
06/30/16	1	Total Checks		(1,135.14)	
06/30/16	1	Total Drafts		(143.04)	
06/30/16	2	Deposit		200.00	
				(1,078.18)	31,332.83
		<b>1071 First NM Bank - Reserves</b>	61,659.89		
06/30/16	2	Deposit		27.67	
				27.67	61,687.56
		<b>1105 Club House</b>	74,653.00		
				0.00	74,653.00
		<b>1130 Land</b>	36,386.00		
				0.00	36,386.00
		<b>2150 Cleaning Deposit</b>	125.00		
				0.00	125.00
		<b>3108 Fund Balance</b>	(180,269.89)		
				0.00	(180,269.89)
		<b>4000 Assessment Income</b>	(27,070.00)		
06/30/16	2	Asses. Income		(150.00)	
				(150.00)	(27,170.00)
		<b>4070 Fines/Legal/Tions</b>	(882.20)		
06/30/16	2	Late Fee Income		(50.00)	
				(50.00)	(932.20)
		<b>4700 Interest Income - Reserves</b>	(25.96)		
06/30/16	2	Interest		(27.67)	
				(27.67)	(63.63)
		<b>4730 Other Income</b>	(6,856.00)		
				0.00	(6,856.00)
		<b>4735 Dev/Del Fee</b>	2.72		
				0.00	2.72
		<b>7000 Capital Improvement</b>	376.64		
				0.00	376.64
		<b>7001 Collection Fees</b>	61.25		
				0.00	61.25
		<b>7050 Accounting Fees</b>	512.43		

**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>7050 Accounting Fees (cont.)</b>				
06/08/16	2009	Tamara G. Hurt CPA		80.91	
				80.91	593.34
	<b>7051 Legal Fees</b>		614.98	0.00	614.98
	<b>7065 Office Expense</b>		883.36		
06/01/16	2007	Dan Welch		101.99	
				101.99	985.35
	<b>7070 Payroll Accounting Fees</b>		0.78	0.00	0.78
	<b>7101 Community Events</b>		529.68	0.00	529.68
	<b>7111 Nomination Committee</b>		400.23	0.00	400.23
	<b>7121 Newsletter Services</b>		31.72		
06/17/16	2011	Joyce Reynolds		33.66	
				33.66	65.38
	<b>7130 Insurance</b>		254.00		
06/03/16	2008	CNA Surety Ins.		359.00	
				359.00	613.00
	<b>7185 Repairs and Maintenance</b>		3,530.00		
06/14/16	2010	Maria Andrade		200.00	
				200.00	3,730.00
	<b>7201 Grounds and Maintenance</b>		1,782.02		
06/01/16	2006	Dan Welch		208.60	
06/17/16	2012	Manny's Landscaping		150.98	
				359.58	2,141.60
	<b>7211 State Income Tax</b>		56.00	0.00	56.00
	<b>7213 Federal Income Tax</b>		5.00	0.00	5.00
	<b>7215 Telephone</b>		283.78		
06/23/16	140	CenturyLink		58.09	
				58.09	341.87

**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 Utilities</b>		364.93		
06/10/16	137	City of Deming		15.71	
06/10/16	138	City of Deming		30.30	
06/16/16	139	Columbus Electric		38.94	
				<u>84.95</u>	449.88
	<b>7240 Welcome Committee</b>		<u>39.63</u>	0.00	<u>39.63</u>
	<b>7251 Operating Contingency Expenses</b>		<u>100.00</u>	0.00	<u>100.00</u>
<b>Current Profit/(Loss)</b>		<b>(1,050.51)</b>	<b>YTD Profit/(Loss)</b>		<b>23,914.50</b>
Number of Transactions		18	The General Ledger is in balance		<u>0.00</u>

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

	1 Month Ended June 30, 2016 Actual	6 Months Ended June 30, 2016 Actual	6 Months Ended June 30, 2016 Budget
<b>Sales</b>			
Assessment Income	\$ 150.00	\$ 27,170.00	\$ 0.00
Fines/Legal/Liens	50.00	932.20	0.00
Interest Income - Reserves	27.67	63.63	0.00
Other Income	0.00	6,856.00	0.00
PayPal Fee	0.00	(2.72)	0.00
Less Returns & Allowances	0.00	0.00	0.00
<b>Total Sales</b>	<u>227.67</u>	<u>35,019.11</u>	<u>0.00</u>
<b>Gross Profit</b>	<u>227.67</u>	<u>35,019.11</u>	<u>0.00</u>
<b>Operating Expenses</b>			
Capital Improvement	0.00	376.64	0.00
Collection Fees	0.00	61.25	0.00
Accounting Fees	80.91	593.34	0.00
Legal Fees	0.00	614.98	0.00
Office Expense	101.99	985.35	0.00
PayPal Accounting Fees	0.00	0.78	0.00
Community Events	0.00	529.68	0.00
Nomination Committee	0.00	400.23	0.00
Newsletter Services	33.66	65.38	0.00
Insurance	359.00	613.00	0.00
Repairs and Maintenance	200.00	3,730.00	0.00
Grounds and Maintenance	359.58	2,141.60	0.00
State Income Tax	0.00	56.00	0.00
Federal Income Tax	0.00	5.00	0.00
Telephone	58.09	341.87	0.00
Utilities	84.95	449.88	0.00
Welcome Committee	0.00	39.63	0.00
Operating Contingency Expenses	0.00	100.00	0.00
<b>Total Operating Expenses</b>	<u>1,278.18</u>	<u>11,104.61</u>	<u>0.00</u>
<b>Operating Income</b>	<u>(1,050.51)</u>	<u>23,914.50</u>	<u>0.00</u>
<b>Net Income (Loss)</b>	<u>\$ (1,050.51)</u>	<u>\$ 23,914.50</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
<b>Sales</b>													
Assessment Income	235.00	15,721.91	8,063.09	2,547.50	452.50	150.00	0.00	0.00	0.00	0.00	0.00	0.00	27,170.00
Fines/Legal/Liens	0.00	113.09	669.11	0.00	100.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	932.20
Interest Income - Reserves	0.00	0.00	35.96	0.00	0.00	27.67	0.00	0.00	0.00	0.00	0.00	0.00	63.63
Other Income	0.00	6,771.00	0.00	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,856.00
PayPal Fee	0.00	0.00	0.00	0.00	(2.72)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2.72)
Less Returns & Allowances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Sales</b>	<b>235.00</b>	<b>22,606.00</b>	<b>8,768.16</b>	<b>2,547.50</b>	<b>634.78</b>	<b>227.67</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>35,019.11</b>
<b>Gross Profit</b>	<b>235.00</b>	<b>22,606.00</b>	<b>8,768.16</b>	<b>2,547.50</b>	<b>634.78</b>	<b>227.67</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>35,019.11</b>
<b>Operating Expenses</b>													
Capital Improvement	0.00	376.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	376.64
Collection Fees	0.00	0.00	0.00	50.00	11.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
Accounting Fees	80.91	85.91	183.79	80.91	80.91	80.91	0.00	0.00	0.00	0.00	0.00	0.00	593.34
Legal Fees	0.00	0.00	614.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	614.98
Office Expense	0.00	120.07	0.00	763.29	0.00	101.99	0.00	0.00	0.00	0.00	0.00	0.00	985.35
PayPal Accounting Fees	0.00	0.00	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.78
Community Events	0.00	0.00	163.27	315.04	51.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	529.68
Nomination Committee	171.35	0.00	0.00	228.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.23
Newsletter Services	31.72	0.00	0.00	0.00	0.00	33.66	0.00	0.00	0.00	0.00	0.00	0.00	65.38
Insurance	0.00	0.00	0.00	0.00	254.00	359.00	0.00	0.00	0.00	0.00	0.00	0.00	613.00
Repairs and Maintenance	0.00	0.00	2,912.00	458.00	160.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	3,730.00
Grounds and Maintenance	240.00	120.00	1,163.17	0.00	258.85	359.58	0.00	0.00	0.00	0.00	0.00	0.00	2,141.60
State Income Tax	0.00	0.00	56.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56.00
Federal Income Tax	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00
Telephone	57.90	58.11	58.11	58.09	51.57	58.09	0.00	0.00	0.00	0.00	0.00	0.00	341.87
Utilities	60.98	74.26	68.18	77.73	83.78	84.95	0.00	0.00	0.00	0.00	0.00	0.00	449.88
Welcome Committee	0.00	0.00	0.00	39.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.63
Operating Contingency Expen	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
<b>Total Operating Expenses</b>	<b>742.86</b>	<b>834.99</b>	<b>5,225.28</b>	<b>2,071.57</b>	<b>951.73</b>	<b>1,278.18</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,104.61</b>
<b>Operating Income (Loss)</b>	<b>(507.86)</b>	<b>21,771.01</b>	<b>3,542.88</b>	<b>475.93</b>	<b>(316.95)</b>	<b>(1,050.51)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,914.50</b>
<b>Net Income (Loss)</b>	<b>\$ (507.86)</b>	<b>\$21,771.01</b>	<b>\$ 3,542.88</b>	<b>\$ 475.93</b>	<b>\$ (316.95)</b>	<b>\$(1,050.51)</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 23,914.50</b>

See Accountants' Compilation Report

The Welcome Committee, Maria Chacon and Janet Wolfe, visited with Nancy Stephens at 2609 Water Hazard on Tuesday, July 19. She is still in the process of moving into the house from her house on Mesquite. Bill Carl dropped off some welcome items, but was unable to visit when Maria and I did.

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Welcome Committee,  
Janet Wolfe



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2. We will be meeting with Border Pest on Friday to discuss the use of pre emergence weed control. More info to come.
3. The facilities committee has reinstalled Jim Reedy's sign at the entrance to CCF. It was felt we were concerned enough about the appearance of our community that something had to be done. Mr Reedy had been informed about the sign laying on the ground but he did nothing about it.
4. All dog control signs have been installed.
5. Roll up blinds have been installed on west side of addition.

## ACTIVITIES COMMITTEE REPORT

For CCE BOARD MEETING, July 20, 2016

- The 4<sup>th</sup> of July Party was a big success. We had 45 people attend. Some people enjoyed sitting under our new covered patio. We enjoyed hamburgers, hot dogs & bratwurst – cooked by Tim Wagner, Dave Elmore & Rick Molitor. Plus, a lot of good food brought by neighbors.
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- The Christmas Party will be at Campos Restaurant Thursday, December 8 at 6pm. Cost for the meal, including tax and tip, will be \$17. There will be a cash bar for beer or wine. Watch for sign-up information in the fall.

COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION  
MONTHLY REPORT OF THE ARCHITECTURAL COMMITTEE

Date July 27, 2016

To: Homeowners Board

From: Architectural Committee

REPORT ON PETITIONS, APPLICATIONS, AND ACTION

REPORTING PERIOD July, 2016

2 Covenant Violations

Weed control at vacant house, 2709 Water Hazard. Both notification forms on the same address, different people. Realty Company is "working on it".



Chairman

Architectural Committee

# **JULY 2016 WEBSITE REPORT**

**July 1<sup>st</sup> – July 26th**

## **UPDATES:**

**July Activity Calendars**

**July/August Newsletter**

## **STATS:**

**Total page loads (2006-2016) 49,994**

**Year to date—3,362 page loads**

**1,084 Unique visitors (694 first time visitors and 390 returning visitors)**

**July page loads were 242 (as of July 26th)**

**72 Unique visitors (52 first time visitors and 20 returning visitors)**

**Visitors came from New Mexico, Washington, Arizona, Illinois, Nebraska, and Chongqing, China**

**Sunday July 24th was the biggest hit day with 40 page loads**

**Dawna Diltz**

**HUD 80% Occupancy Report Summary  
7/27/2016**

Number of Homes Built:	171	
Number of Occupied Homes:	160	94%
Homes Occupied with at Least One Over 55:	152	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**:	11	
Owned Lots w/o Homes NOT Included in this Summary:	9	

\*\*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 June 30, 2016  
ASSETS**

**CURRENT ASSETS**

First NM Bank - Cash	\$	31,332.83	
First NM Bank - Reserves		<u>61,687.56</u>	

<b>Total Current Assets</b>			<u>93,020.39</u>
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**PROPERTY AND EQUIPMENT**

Club House		74,653.00	
Land		<u>36,386.00</u>	

<b>Net Property and Equipment</b>			<u>111,039.00</u>
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<b>TOTAL ASSETS</b>			<u>\$ 204,059.39</u>
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**Country Club Estates Homeowners Associat**  
**BALANCE SHEET**  
**As of June 30, 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 23,914.50

**Total Stockholders' Equity** 204,184.39

**TOTAL LIABILITIES AND  
STOCKHOLDERS' EQUITY** \$ 204,059.39

**Country Club Estates Homeowners Associat  
General Ledger**

<b>Date</b>	<b>Reference</b>	<b>T</b>	<b>Description</b>	<b>Beginning Balance</b>	<b>Current Amount</b>	<b>YTD Balance</b>
	<b>1010</b>		<b>First NM Bank - Cash</b>	32,411.01		
06/30/16	1		Total Checks		(1,135.14)	
06/30/16	1		Total Drafts		(143.04)	
06/30/16	2		Deposit		200.00	
					<u>(1,078.18)</u>	<u>31,332.83</u>
	<b>1021</b>		<b>First NM Bank - Reserves</b>	61,659.89		
06/30/16	2		Deposit		27.67	
					<u>27.67</u>	<u>61,687.56</u>
	<b>1105</b>		<b>Club House</b>	74,653.00		
					<u>0.00</u>	<u>74,653.00</u>
	<b>1130</b>		<b>Land</b>	36,386.00		
					<u>0.00</u>	<u>36,386.00</u>
	<b>2150</b>		<b>Cleaning Deposit</b>	125.00		
					<u>0.00</u>	<u>125.00</u>
	<b>3198</b>		<b>Fund Balance</b>	(180,269.89)		
					<u>0.00</u>	<u>(180,269.89)</u>
	<b>4000</b>		<b>Assessment Income</b>	(27,020.00)		
06/30/16	2		Asses. Income		(150.00)	
					<u>(150.00)</u>	<u>(27,170.00)</u>
	<b>4020</b>		<b>Fines/Legal/Liens</b>	(882.20)		
06/30/16	2		Late Fee Income		(50.00)	
					<u>(50.00)</u>	<u>(932.20)</u>
	<b>4200</b>		<b>Interest Income - Reserves</b>	(35.96)		
06/30/16	2		Interest		(27.67)	
					<u>(27.67)</u>	<u>(63.63)</u>
	<b>4230</b>		<b>Other Income</b>	(6,856.00)		
					<u>0.00</u>	<u>(6,856.00)</u>
	<b>4235</b>		<b>PayPal Fee</b>	2.72		
					<u>0.00</u>	<u>2.72</u>
	<b>7000</b>		<b>Capital Improvement</b>	376.64		
					<u>0.00</u>	<u>376.64</u>
	<b>7001</b>		<b>Collection Fees</b>	61.25		
					<u>0.00</u>	<u>61.25</u>
	<b>7050</b>		<b>Accounting Fees</b>	512.43		



**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>7050 Accounting Fees (cont.)</b>			
06/08/16	2009	Tamara G. Hurt CPA		80.91	
				<u>80.91</u>	<u>593.34</u>
		<b>7051 Legal Fees</b>	614.98		
				<u>0.00</u>	<u>614.98</u>
		<b>7065 Office Expense</b>	883.36		
06/01/16	2007	Dan Welch		101.99	
				<u>101.99</u>	<u>985.35</u>
		<b>7070 PayPal Accounting Fees</b>	0.78		
				<u>0.00</u>	<u>0.78</u>
		<b>7101 Community Events</b>	529.68		
				<u>0.00</u>	<u>529.68</u>
		<b>7111 Nomination Committee</b>	400.23		
				<u>0.00</u>	<u>400.23</u>
		<b>7121 Newsletter Services</b>	31.72		
06/17/16	2011	Joyce Reynolds		33.66	
				<u>33.66</u>	<u>65.38</u>
		<b>7130 Insurance</b>	254.00		
06/03/16	2008	CNA Surety Ins.		359.00	
				<u>359.00</u>	<u>613.00</u>
		<b>7185 Repairs and Maintenance</b>	3,530.00		
06/14/16	2010	Maria Andrade		200.00	
				<u>200.00</u>	<u>3,730.00</u>
		<b>7201 Grounds and Maintenance</b>	1,782.02		
06/01/16	2006	Dan Welch		208.60	
06/17/16	2012	Manny's Landscaping		150.98	
				<u>359.58</u>	<u>2,141.60</u>
		<b>7211 State Income Tax</b>	56.00		
				<u>0.00</u>	<u>56.00</u>
		<b>7213 Federal Income Tax</b>	5.00		
				<u>0.00</u>	<u>5.00</u>
		<b>7215 Telephone</b>	283.78		
06/23/16	140	CenturyLink		58.09	
				<u>58.09</u>	<u>341.87</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 Utilities</b>		364.93		
06/10/16	137	City of Deming		15.71	
06/10/16	138	City of Deming		30.30	
06/16/16	139	Columbus Electric		38.94	
				<u>84.95</u>	<u>449.88</u>
	<b>7240 Welcome Committee</b>		39.63		
				<u>0.00</u>	<u>39.63</u>
	<b>7251 Operating Contingency Expenses</b>		100.00		
				<u>0.00</u>	<u>100.00</u>
Current Profit/(Loss)		<u>(1,050.51)</u>	YTD Profit/(Loss)		<u>23,914.50</u>
Number of Transactions		18			
			The General Ledger is in balance		<u>0.00</u>

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

	1 Month Ended June 30, 2016 Actual	6 Months Ended June 30, 2016 Actual	6 Months Ended June 30, 2016 Budget
<b>Sales</b>			
Assessment Income	\$ 150.00	\$ 27,170.00	\$ 0.00
Fines/Legal/Liens	50.00	932.20	0.00
Interest Income - Reserves	27.67	63.63	0.00
Other Income	0.00	6,856.00	0.00
PayPal Fee	0.00	(2.72)	0.00
Less Returns & Allowances	0.00	0.00	0.00
<b>Total Sales</b>	<u>227.67</u>	<u>35,019.11</u>	<u>0.00</u>
<b>Gross Profit</b>	<u>227.67</u>	<u>35,019.11</u>	<u>0.00</u>
<b>Operating Expenses</b>			
Capital Improvement	0.00	376.64	0.00
Collection Fees	0.00	61.25	0.00
Accounting Fees	80.91	593.34	0.00
Legal Fees	0.00	614.98	0.00
Office Expense	101.99	985.35	0.00
PayPal Accounting Fees	0.00	0.78	0.00
Community Events	0.00	529.68	0.00
Nomination Committee	0.00	400.23	0.00
Newsletter Services	33.66	65.38	0.00
Insurance	359.00	613.00	0.00
Repairs and Maintenance	200.00	3,730.00	0.00
Grounds and Maintenance	359.58	2,141.60	0.00
State Income Tax	0.00	56.00	0.00
Federal Income Tax	0.00	5.00	0.00
Telephone	58.09	341.87	0.00
Utilities	84.95	449.88	0.00
Welcome Committee	0.00	39.63	0.00
Operating Contingency Expenses	0.00	100.00	0.00
<b>Total Operating Expenses</b>	<u>1,278.18</u>	<u>11,104.61</u>	<u>0.00</u>
<b>Operating Income</b>	<u>(1,050.51)</u>	<u>23,914.50</u>	<u>0.00</u>
<b>Net Income (Loss)</b>	<u>\$ (1,050.51)</u>	<u>\$ 23,914.50</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
<b>Sales</b>													
Assessment Income	235.00	15,721.91	8,063.09	2,547.50	452.50	150.00	0.00	0.00	0.00	0.00	0.00	0.00	27,170.00
Fines/Legal/Liens	0.00	113.09	669.11	0.00	100.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	932.20
Interest Income - Reserves	0.00	0.00	35.96	0.00	0.00	27.67	0.00	0.00	0.00	0.00	0.00	0.00	63.63
Other Income	0.00	6,771.00	0.00	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,856.00
PayPal Fee	0.00	0.00	0.00	0.00	(2.72)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2.72)
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>235.00</u>	<u>22,606.00</u>	<u>8,768.16</u>	<u>2,547.50</u>	<u>634.78</u>	<u>227.67</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>35,019.11</u>
<b>Gross Profit</b>	<u>235.00</u>	<u>22,606.00</u>	<u>8,768.16</u>	<u>2,547.50</u>	<u>634.78</u>	<u>227.67</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>35,019.11</u>
<b>Operating Expenses</b>													
Capital Improvement	0.00	376.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	376.64
Collection Fees	0.00	0.00	0.00	50.00	11.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
Accounting Fees	80.91	85.91	183.79	80.91	80.91	80.91	0.00	0.00	0.00	0.00	0.00	0.00	593.34
Legal Fees	0.00	0.00	614.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	614.98
Office Expense	0.00	120.07	0.00	763.29	0.00	101.99	0.00	0.00	0.00	0.00	0.00	0.00	985.35
PayPal Accounting Fees	0.00	0.00	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.78
Community Events	0.00	0.00	163.27	315.04	51.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	529.68
Nomination Committee	171.35	0.00	0.00	228.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.23
Newsletter Services	31.72	0.00	0.00	0.00	0.00	33.66	0.00	0.00	0.00	0.00	0.00	0.00	65.38
Insurance	0.00	0.00	0.00	0.00	254.00	359.00	0.00	0.00	0.00	0.00	0.00	0.00	613.00
Repairs and Maintenance	0.00	0.00	2,912.00	458.00	160.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	3,730.00
Grounds and Maintenance	240.00	120.00	1,163.17	0.00	258.85	359.58	0.00	0.00	0.00	0.00	0.00	0.00	2,141.60
State Income Tax	0.00	0.00	56.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56.00
Federal Income Tax	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00
Telephone	57.90	58.11	58.11	58.09	51.57	58.09	0.00	0.00	0.00	0.00	0.00	0.00	341.87
Utilities	60.98	74.26	68.18	77.73	83.78	84.95	0.00	0.00	0.00	0.00	0.00	0.00	449.88
Welcome Committee	0.00	0.00	0.00	39.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.63
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>
<b>Total Operating Expenses</b>	<u>742.86</u>	<u>834.99</u>	<u>5,225.28</u>	<u>2,071.57</u>	<u>951.73</u>	<u>1,278.18</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>11,104.61</u>
<b>Operating Income (Loss)</b>	<u>(507.86)</u>	<u>21,771.01</u>	<u>3,542.88</u>	<u>475.93</u>	<u>(316.95)</u>	<u>(1,050.51)</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>23,914.50</u>
<b>Net Income (Loss)</b>	<u>\$ (507.86)</u>	<u>\$21,771.01</u>	<u>\$ 3,542.88</u>	<u>\$ 475.93</u>	<u>\$ (316.95)</u>	<u>\$ (1,050.51)</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>\$ 23,914.50</u>

See Accountants' Compilation Report