

CCEHA Board Meeting Minutes
June 24, 2017
CCEHA Clubhouse

Call to Order: 10:05 AM.

Present – Dan Welch, President; Linda Anderson, Treasurer; Steve Westenhofer, Director; Bonnie Rosenquist, Director. Absent – Alex Chacon, Vice President, Diane Carl, Secretary and Rick Molitor, Director.

12 homeowners were present.

Adoption of April 22, 2017 Minutes: *Moved by Dan Welch, Seconded by Linda Anderson to approve last month's minutes. Motion carried to accept minutes.*

June agenda change: Vote to allow sale to 52 year old buyer, and vote to allow two home rentals to under 55 renters.

Unfinished Business:

None

New Business:

Sale to Under 55: Dan stated that he had received a request from a realtor to sell the home on 3012 Bogie to a retired man who is 52. *Dan moved to approve the request, Seconded by Bonnie. Discussion from board and audience. Question was raised about us moving the age requirement down. Dan explained that that was not possible, as the age requirements by HUD are over 55 and under 18. Further he explained that as long as the new owner/renter did not impact our percentages, (did not put us below 88%) then we could and should approve the requests. No further discussion. Motion carried 4-0.*

Rent to Under 55: Dan received a request from Bob Nelson to rent his home at 3011 Putting Green to a new doctor who is 51. *Dan made the motion to approve the rental, Seconded by Bonnie. Dan pointed out that since former renter was under 55 that the new renter would not impact our percentages. Motion carried 4-0.*

Rent to Under 55, second request: Dan received a request from property manager Ruth Stallard to rent 2425 Play Thru to a new single doctor who is 34. *Dan made the motion to approve the rental, Seconded by Steve. Dan again stated that the age this rental would not impact our percentages. Linda asked about the renter signing the same form we have requested from our previous buyers who were in their 30's and 40's about children. Dan pointed out that unlike owners, as a renter, we can simply inform the owner and renter that they have 60 days to vacate the property. It was pointed out that the lease was a month to month and not a fixed time. A concerned owner pointed out that we need to be careful about opening our community to younger individuals as this could change our demographics in a direction that no one wants. He felt that 34 was approaching the threshold where there is just too much difference in age. The*

scenario was given asking what we would do if a 20 something wanted to rent. Dan did say that he had tunnel vision when it came to these underage requests and was only looking at the HUD percentages and having a vacant home occupied. Linda stated that she was for the request because the renter was a doctor and less likely to pose any problems, Bonnie added that as long as we looked at each request and weighed the merits of the request we can keep our community where we want it to be. She also agreed about this person being a professional and that since this was a Month-to-Month rental agreement it shouldn't pose a problem. Another owner ask if we could establish a minimum age to prevent these types of applications. Dan stated that the only minimum age we can legally inforce is the under 18 clause of the HUD law. It was asked if we (the board) had actually interviewed the prospective renter to verify the facts and get a feel for them. The short answer was no and that we were just glad that we have the opportunity to review the request since a large number of owners still feel that they can rent to whomever they want without board approval. Another owner ask if we can take action against underage renters and Dan said yes we can, but that until it starts to impact our HUD numbers or unless someone tries to bring in children, then it's probably not worth the legal expense. No further discussion. Motion carried 4-0.

Committee Reports:

Welcome: Bill Carl reported that they visited new owners at 2901 Bogie and an attempt to visit new owner at 2818 Putting Green. *A full report is attached.*

Facilities: Dan reported that he replaced a battery in the watering valve controller for the park and made three requests to the city to replace/repair three missing street signs on Play Thru. *A full report is attached.*

Activities: Dan reported for Leighanne that she wanted to remind everyone of the July 4th picnic being held at the club house. *A full report is attached.*

Newsletter: No report.

Architectural: Gail Root reported that they had no requests or violations to report.

Website: Dan reported for Dawna. *A full report is attached.*

HUD Report: Dan reported there was no change from last month. We are currently at 94% homes occupied with at least one person over age 55. *A full report is attached.*

Home Sales Update: Dan reported that we had three new sales since the April meeting. *A full report is attached.*

Treasurer's Report: Linda presented the April 2017 P&L to the board for approval. *Linda moved we accept the April P&L as published, Seconded by Dan. No discussion. Motion carried 4-0. A full report is attached.*

Linda presented the May 2017 P&L to the board for approval. *Linda moved we accept the May P&L as published, Seconded by Dan. Steve asked about our insurance policies. What they covered and in what the liability coverage was. Linda stated that the two policies cover our*

structures and directors. She did not know the dollar amount of the coverage for these policies, but will bring them to the next meeting for Steve's review. The question was asked by an owner about the number of delinquent owners. Linda was happy to report that all owners had paid this year's dues, although four were late and had to pay the late fee. Motion carried 4-0. A full report is attached.

Legal: Dan reported that in April of this year, we were given notice that the NM Court of Appeals had assigned the case to their General Calendar. No further action has been relayed to us by our attorney.

Dan adjourned the meeting at 10:38 AM

Next regularly scheduled Board meeting is July 29, 2017 at 10AM with open forum at 9:45AM.

Respectfully Submitted,

Dan E Welch filling in for Diane Carl Secretary

Welcome Committee Monthly Report

June 24, 2017

One new owner visit was made by Deb Raynor and company at 2901 Bogie.

Waiting for new owners to move in at 2918 Putting Green

We have no knowledge of any other new residents.

Respectfully submitted;

Bill Carl

6/24/2017

Facilities Committee Report:

Replaced battery in the Desert Walk watering valve controller.

We requested that the city reinstall the street sign at Putting Green and Play Thru. Not done

Another request has been submitted to the city to replace the missing signs at Hook and Play Thru and Slice and Play Thru. No response or activity yet on those requests. We can purchase new signs of the same style as the existing for around \$58 from the same company that provided the Dog waste signs.

Activities Committee Report

Because today is the Red Hat get together for this month. Leighanne won't be here. There is no report other than:

She asked me to remind everyone that the 4TH of July Barbecue will be at the club house.

All the information and the sign-up sheet are on the table in the clubhouse.

**We'll be barbecuing hamburgers, hot dogs and bratwursts.
We're asking everyone to bring a dish to pass and whatever they're drinking.**

It starts at 3:00PM.

JUNE 2017 WEBSITE REPORT

June 1st – June 23rd

UPDATES:

May Activities Calendar

June Activities Calendar

May/June Newsletter

STATS:

Total page loads (2006-2017) 54,553

Year to date—1,980 page loads

695 Unique visitors (424 first time visitors and 271 returning visitors)

June page loads were 153 (as of June 23rd)

49 Unique visitors (30 first time visitors and 19 returning visitors)

Visitors came from New Mexico, New York, California, Pennsylvania, North Carolina, New Hampshire, Maryland, Montana, China, and Korea

Friday June 2nd was the biggest hit day with 21 page loads

Dawna Diltz

HUD 80% Occupancy Report Summary*
6/27/2017

Number of Homes Built:	171	
Number of Occupied Homes:	170	
Homes Occupied with at Least One Over 55:	159	94%
Homes Occupied with No One Over 55:	11	6%
Number of Rentals Included in this Summary:	13	
Number of Vacant Homes NOT Included in this Summary**:	1	
Owned Lots w/o Homes NOT Included in this Summary:	10	

*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.

Home Sales Update:

Processed three Disclosure requests since last board meeting in April.

They are as follows:

April 28th for 2901 Bogie Ct sold to John & Joyce Tyo. Received HUD form (over 55) need contact info form

May 11th for 2709 Water Hazard sold to Derick & LaRae Perkins. Previous renters (under 55)

May 24th for 2918 Putting Green sold to Mark Gnagy. Don't know if we received HUD and Contact forms. Was told he is over 55

CCEHA Profit & Loss Budget vs. Actual

April 30, 2017

Income				April	YTD	Budget	Budg. vs Actual
Annual Assessments				\$ 2,850.00	\$ 26,850.00	\$ 27,150.00	\$ 300.00
Late Fees				\$ 50.00	\$ 100.00	\$ 760.00	\$ 660.00
Rental Income - Clubhouse				\$ -			\$ -
Interest Income				\$ -	\$ 18.52	\$ 80.00	\$ 61.48
Other income/ Documents at closing				\$ -	\$ 475.00		\$ (475.00)
Total Income				\$ 2,900.00	\$ 27,443.52	\$ 27,990.00	\$ 546.48
Expenses							
Association Expense							
	Capital Improvements			\$ -			
	Recording Fee			\$ -	\$ 36.25	\$ 200.00	
	Paypal Accounting Fee & Collection fee			\$ -	\$ 1.55		
	Bookkeeping			\$ 199.57	\$ 442.30	\$ 1,250.00	\$ 807.70
	State & Federal tax			\$ -		\$ 70.00	\$ 70.00
	Legal Fees			\$ 425.76	\$ 1,017.09	\$ 4,000.00	\$ 2,982.91
	Licenses & Permits			\$ -		\$ 160.00	\$ 160.00
	Insurance (3)			\$ -		\$ 2,860.00	\$ 2,860.00
	Office expense			\$ 52.49	\$ 688.25	\$ 1,500.00	\$ 811.75
	Taxes & Property Tax			\$ -	\$ 50.00	\$ 800.00	\$ 750.00
	Telephone			\$ 58.97	\$ 235.70	\$ 750.00	\$ 514.30
	Operating Contingency			\$ -		\$ 1,500.00	\$ 1,500.00
	Utilities						
	Electric			\$ 39.70			
	Water & Gas			\$ 78.51			
	Total Utilities			\$ 118.21	\$ 496.64	\$ 1,384.00	\$ 887.36
Total Association Expense				\$ 855.00	\$ 2,967.78	\$ 14,474.00	\$ 11,344.02
Committee Expense							
	Web			\$ -		\$ 300.00	
	Activities			\$ 115.24	\$ 644.18	\$ 1,500.00	\$ 855.82
	Architectural			\$ -			\$ -
	News Letter			\$ -	\$ 64.17	\$ 140.00	\$ 75.83
	Election			\$ -	\$ 116.19	\$ 600.00	\$ 483.81
	Facilities						\$ -
	Club house maintenance & clean			\$ 216.67	\$ 1,021.44	\$ 4,700.00	\$ 3,678.56
	Grounds and Maintenance			\$ 70.68	\$ 88.66	\$ 3,500.00	\$ 3,411.34
	Total Facilities			\$ -	\$ -		\$ -
	HUD age verification			\$ -			\$ -
	Welcome			\$ 20.34	\$ 20.34	\$ 100.00	\$ 79.66
Total Committee Expenses				\$ 422.93	\$ 1,954.98	\$ 10,840.00	\$ 8,585.02
Total Expenses				\$ 1,277.93	\$ 4,922.76	\$ 25,314.00	\$ 20,391.24
Net Profit or Loss				\$ 1,622.07	\$ 22,520.76	\$ 2,676.00	

**Country Club Estates Homeowners Associat
Trial Balance - Condensed**

Account	Type	Description	1 Month Ended	4 Months Ended
			April 30, 2017	April 30, 2017
			Adjusted Balance	
1010	A	First NM Bank - Cash	1,622.07	35,822.04
1021	A	First NM Bank - Reserves	0.00	41,749.15
1105	A	Club House	0.00	74,653.00
1130	A	Land	0.00	36,386.00
2150	L	Cleaning Deposit	0.00	125.00
3198	Q	Fund Balance	0.00	(166,214.43)
4000	R	Assessment Income	(2,850.00)	(26,850.00)
4020	R	Fines/Legal/Liens	(50.00)	(100.00)
4030	R	Lien Fees	0.00	(50.00)
4200	R	Interest Income - Reserves	0.00	(18.52)
4230	R	Other Income	0.00	(425.00)
7001	E	Collection Fees	0.00	36.25
7050	E	Accounting Fees	199.57	442.30
7051	E	Legal Fees	425.76	1,017.09
7065	E	Office Expense	52.49	688.25
7070	E	PayPal Accounting Fees	0.00	1.55
7101	E	Community Events	115.24	644.18
7111	E	Nomination Committee	0.00	116.19
7121	E	Newsletter Services	0.00	64.17
7185	E	Repairs and Maintenance	216.67	1,021.44
7201	E	Grounds and Maintenance	70.68	88.66
7211	E	State Income Tax	0.00	50.00
7215	E	Telephone	58.97	235.70
7230	E	Utilities	118.21	496.64
7240	E	Welcome Committee	20.34	20.34
Totals			<u>0.00</u>	<u>0.00</u>
Net Profit/(Loss)			<u>1,622.07</u>	<u>22,520.76</u>

Country Club Estates Homeowners Associat
Balance Sheet
As of April 30, 2017

Assets

Current Assets		
First NM Bank - Cash	\$ 35,822.04	
First NM Bank - Reserves	<u>41,749.15</u>	
Total Current Assets		<u>77,571.19</u>
Property and Equipment		
Club House	74,653.00	
Land	<u>36,386.00</u>	
Net Property and Equipment		<u>111,039.00</u>
Total Assets		<u>\$ 188,610.19</u>

Country Club Estates Homeowners Associat
Balance Sheet
As of April 30, 2017

Liabilities and Stockholders' Equity

Current Liabilities		
Cleaning Deposit	\$ (125.00)	
Total Current Liabilities		<u>(125.00)</u>
Long-Term Liabilities		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		<u>(125.00)</u>
Stockholders' Equity		
Capital Stock	166,214.43	
Retained Earnings	<u>22,520.76</u>	
Total Stockholders' Equity		<u>188,735.19</u>
Total Liabilities and Stockholders' Equity		<u>\$ 188,610.19</u>

Country Club Estates Homeowners Associat
Statement of Revenue and Expenses - Income Tax Basis

	1 Month Ended April 30, 2017	4 Months Ended April 30, 2017
Sales		
Assessment Income	\$ 2,850.00	\$ 26,850.00
Fines/Legal/Liens	50.00	100.00
Lien Fees	0.00	50.00
Interest Income - Reserves	0.00	18.52
Other Income	0.00	425.00
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Total Sales	2,900.00	27,443.52
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Gross Profit	2,900.00	27,443.52
	<hr/>	<hr/>
Operating Expenses		
Collection Fees	0.00	36.25
Accounting Fees	199.57	442.30
Legal Fees	425.76	1,017.09
Office Expense	52.49	688.25
PayPal Accounting Fees	0.00	1.55
Community Events	115.24	644.18
Nomination Committee	0.00	116.19
Newsletter Services	0.00	64.17
Repairs and Maintenance	216.67	1,021.44
Grounds and Maintenance	70.68	88.66
State Income Tax	0.00	50.00
Telephone	58.97	235.70
Utilities	118.21	496.64
Welcome Committee	20.34	20.34
	<hr/>	<hr/>
Total Operating Expenses	1,277.93	4,922.76
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Operating Income (Loss)	1,622.07	22,520.76
	<hr/>	<hr/>
Other Income (Expenses)		
	<hr/>	<hr/>
Total Other Income (Expenses)	0.00	0.00
	<hr/>	<hr/>
Net Income (Loss) Before Taxes	1,622.07	22,520.76
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Net Income (Loss)	\$ 1,622.07	\$ 22,520.76
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Country Club Estates Homeowners Associat
Comparative Statement of Revenue and Expenses - Income Tax Basis

	4 Months Ended April 30, 2017	4 Months Ended April 30, 2016
Sales		
Assessment Income	\$ 26,850.00	\$ 26,567.50
Fines/Legal/Liens	100.00	782.20
Lien Fees	50.00	0.00
Interest Income - Reserves	18.52	35.96
Other Income	425.00	6,771.00
	<hr/>	<hr/>
Total Sales	27,443.52	34,156.66
	<hr/>	<hr/>
Gross Profit	27,443.52	34,156.66
Operating Expenses		
Capital Improvement	0.00	376.64
Collection Fees	36.25	50.00
Accounting Fees	442.30	431.52
Legal Fees	1,017.09	614.98
Office Expense	688.25	883.36
PayPal Accounting Fees	1.55	0.78
Community Events	644.18	478.31
Nomination Committee	116.19	400.23
Newsletter Services	64.17	31.72
Repairs and Maintenance	1,021.44	3,370.00
Grounds and Maintenance	88.66	1,523.17
State Income Tax	50.00	56.00
Federal Income Tax	0.00	5.00
Telephone	235.70	232.21
Utilities	496.64	281.15
Welcome Committee	20.34	39.63
Operating Contingency Expenses	0.00	100.00
	<hr/>	<hr/>
Total Operating Expenses	4,922.76	8,874.70
	<hr/>	<hr/>
Operating Income (Loss)	22,520.76	25,281.96
Other Income (Expenses)		
	<hr/>	<hr/>
Total Other Income (Expenses)	0.00	0.00
	<hr/>	<hr/>
Net Income (Loss) Before Taxes	22,520.76	25,281.96
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Net Income (Loss)	\$ 22,520.76	\$ 25,281.96

Country Club Estates Homeowners Associat
Twelve Month Comparative Income Statement
12 Month Comparison for 2017

	01/31/17	02/28/17	03/31/17	04/30/17	05/31/17	06/30/17	07/31/17	08/31/17	09/30/17	10/31/17	11/30/17	12/31/17	Total
Sales													
Assessment Income	\$ 0.00	\$ 15,750.00	\$ 8,250.00	\$ 2,850.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 26,850.00
Fines/Legal/Liens	0.00	0.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Lien Fees	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Interest Income - Reserves	0.00	0.00	18.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.52
Other Income	0.00	255.00	170.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00
Total Sales	0.00	16,005.00	8,538.52	2,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,443.52
Gross Profit	0.00	16,005.00	8,538.52	2,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,443.52
Operating Expenses													
Collection Fees	0.00	0.00	36.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.25
Accounting Fees	80.91	80.91	80.91	199.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	442.30
Legal Fees	591.33	0.00	0.00	425.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,017.09
Office Expense	479.00	136.19	20.57	52.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	688.25
PayPal Accounting Fees	0.00	0.00	1.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.55
Community Events	293.02	76.61	159.31	115.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	644.18
Nomination Committee	116.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116.19
Newsletter Services	25.86	0.00	38.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64.17
Repairs and Maintenance	179.96	504.81	120.00	216.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,021.44
Grounds and Maintenance	0.00	17.98	0.00	70.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.66
State Income Tax	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Telephone	58.91	58.91	58.91	58.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	235.70
Utilities	121.70	132.37	124.36	118.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	496.64
Welcome Committee	0.00	0.00	0.00	20.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.34
Total Operating Expenses	1,946.88	1,007.78	690.17	1,277.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,922.76
Operating Income (Loss)	(1,946.88)	14,997.22	7,848.35	1,622.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,520.76
Other Income (Expenses)													
Total Other Income (Expenses)	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
Net Income (Loss) Before Taxes	(1,946.88)	14,997.22	7,848.35	1,622.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,520.76
Net Income (Loss)	\$ (1,946.88)	\$ 14,997.22	\$ 7,848.35	\$ 1,622.07	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 22,520.76

**Country Club Estates Homeowners Associat
General Ledger**

April 1, 2017 - April 30, 2017

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1010	First NM Bank - Cash			34,199.97		
04/06/17	2088		Leighanne Wagner		(6.87)	
04/06/17	2089		Tamara G. Hurt CPA, PC		(199.57)	
04/06/17	2090		Deming LC Chamber of Commerce		(50.00)	
04/10/17	2091		Maria Andrade		(200.00)	
04/10/17	2092		Leighanne Wagner		(12.25)	
04/20/17	2093		Krupnik & Speas, PLLC		(425.76)	
04/20/17	2094		Bill Carl		(20.34)	
04/20/17	2095		Bill Carl		(52.99)	
04/20/17	2096		Dan Welch		(80.48)	
04/20/17	2097		Diane Carl		(23.69)	
04/20/17	2098		Linda Anderson		(28.80)	
04/30/17	1		Total Drafts		(177.18)	
04/30/17	2		Deposit		2,900.00	
			Totals for 1010		<u>1,622.07</u>	<u>35,822.04</u>
1021	First NM Bank - Reserves			41,749.15		
			Totals for 1021		<u>0.00</u>	<u>41,749.15</u>
1105	Club House			74,653.00		
			Totals for 1105		<u>0.00</u>	<u>74,653.00</u>
1130	Land			36,386.00		
			Totals for 1130		<u>0.00</u>	<u>36,386.00</u>
2150	Cleaning Deposit			125.00		
			Totals for 2150		<u>0.00</u>	<u>125.00</u>
3198	Fund Balance			(166,214.43)		
			Totals for 3198		<u>0.00</u>	<u>(166,214.43)</u>
4000	Assessment Income			(24,000.00)		
04/30/17	2		Assessment Income		(2,850.00)	
			Totals for 4000		<u>(2,850.00)</u>	<u>(26,850.00)</u>
4020	Fines/Legal/Liens			(50.00)		
04/30/17	2		Late Fees		(50.00)	
			Totals for 4020		<u>(50.00)</u>	<u>(100.00)</u>
4030	Lien Fees			(50.00)		
			Totals for 4030		<u>0.00</u>	<u>(50.00)</u>
4200	Interest Income - Reserves			(18.52)		
			Totals for 4200		<u>0.00</u>	<u>(18.52)</u>
4230	Other Income			(425.00)		
			Totals for 4230		<u>0.00</u>	<u>(425.00)</u>
7001	Collection Fees			36.25		
			Totals for 7001		<u>0.00</u>	<u>36.25</u>
7050	Accounting Fees			242.73		
04/06/17	2089		Tamara G. Hurt CPA, PC		199.57	
			Totals for 7050		<u>199.57</u>	<u>442.30</u>
7051	Legal Fees			591.33		
04/20/17	2093		Krupnik & Speas, PLLC		425.76	
			Totals for 7051		<u>425.76</u>	<u>1,017.09</u>

Country Club Estates Homeowners Associat General Ledger

April 1, 2017 - April 30, 2017

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7065 Office Expense				635.76		
04/20/17	2097		Diane Carl		23.69	
04/20/17	2098		Linda Anderson		28.80	
Totals for 7065					<u>52.49</u>	<u>688.25</u>
7070 PayPal Accounting Fees				1.55		
Totals for 7070					<u>0.00</u>	<u>1.55</u>
7101 Community Events				528.94		
04/06/17	2090		Deming LC Chamber of Commerce		50.00	
04/10/17	2092		Leighanne Wagner		12.25	
04/20/17	2095		Bill Carl		52.99	
Totals for 7101					<u>115.24</u>	<u>644.18</u>
7111 Nomination Committee				116.19		
Totals for 7111					<u>0.00</u>	<u>116.19</u>
7121 Newsletter Services				64.17		
Totals for 7121					<u>0.00</u>	<u>64.17</u>
7185 Repairs and Maintenance				804.77		
04/06/17	2088		Leighanne Wagner		6.87	
04/10/17	2091		Maria Andrade		200.00	
04/20/17	2096		Dan Welch		9.80	
Totals for 7185					<u>216.67</u>	<u>1,021.44</u>
7201 Grounds and Maintenance				17.98		
04/20/17	2096		Dan Welch		70.68	
Totals for 7201					<u>70.68</u>	<u>88.66</u>
7211 State Income Tax				50.00		
Totals for 7211					<u>0.00</u>	<u>50.00</u>
7215 Telephone				176.73		
04/30/17	1		CenturyLink		58.97	
Totals for 7215					<u>58.97</u>	<u>235.70</u>
7230 Utilities				378.43		
04/30/17	1		City of Deming		3.00	
04/30/17	1		City of Deming		75.51	
04/30/17	1		Columbus Electric		39.70	
Totals for 7230					<u>118.21</u>	<u>496.64</u>
7240 Welcome Committee				0.00		
04/20/17	2094		Bill Carl		20.34	
Totals for 7240					<u>20.34</u>	<u>20.34</u>
Report Total						<u>0.00</u>
Net Profit/(Loss)						
Current Period			<u>1,622.07</u>			
Year-to-Date			<u>22,520.76</u>			

Distribution count = 31

CCEHA Profit & Loss Budget vs. Actual

May 31, 2017

Income				May	YTD	Budget	Budg. vs Actual
Annual Assessments				\$ 450.00	\$ 27,300.00	\$ 27,150.00	\$ (150.00)
Late Fees				\$ 150.00	\$ 300.00	\$ 760.00	\$ 460.00
Rental Income - Clubhouse				\$ -			\$ -
Interest Income				\$ -	\$ 18.52	\$ 80.00	\$ 61.48
Other income/ Documents at closing				\$ 85.00	\$ 510.00		\$ (510.00)
Total Income				\$ 685.00	\$ 28,128.52	\$ 27,990.00	\$ (138.52)
Expenses							
Association Expense							
	Capital Improvements			\$ -			
	Recording Fee			\$ (0.23)	\$ 36.02	\$ 200.00	
	Paypal Accounting Fee & Collection fee			\$ -	\$ 1.55		
	Bookkeeping			\$ 80.91	\$ 523.21	\$ 1,250.00	\$ 726.79
	State & Federal tax			\$ -		\$ 70.00	\$ 70.00
	Legal Fees			\$ -	\$ 1,017.09	\$ 4,000.00	\$ 2,982.91
	Licenses & Permits			\$ -		\$ 160.00	\$ 160.00
	Insurance (3)			\$ 2,226.00	\$ 2,226.00	\$ 2,860.00	\$ 634.00
	Office expense			\$ 72.75	\$ 761.00	\$ 1,500.00	\$ 739.00
	Taxes & Property Tax			\$ -	\$ 50.00	\$ 800.00	\$ 750.00
	Telephone			\$ 58.97	\$ 294.67	\$ 750.00	\$ 455.33
	Operating Contingency			\$ -		\$ 1,500.00	\$ 1,500.00
	Utilities						
	Electric			\$ 40.28			
	Water & Gas			\$ 80.97			
	Total Utilities			\$ 121.25	\$ 617.89	\$ 1,384.00	\$ 766.11
Total Association Expense				\$ 2,559.65	\$ 5,527.43	\$ 14,474.00	\$ 8,784.14
Committee Expense							
	Web			\$ -		\$ 300.00	
	Activities			\$ -	\$ 644.18	\$ 1,500.00	\$ 855.82
	Architectural			\$ -			\$ -
	News Letter			\$ -	\$ 64.17	\$ 140.00	\$ 75.83
	Election			\$ -	\$ 116.19	\$ 600.00	\$ 483.81
	Facilities						\$ -
	Club house maintenance & clean			\$ 160.00	\$ 1,181.44	\$ 4,700.00	\$ 3,518.56
	Grounds and Maintenance			\$ 248.07	\$ 336.73	\$ 3,500.00	\$ 3,163.27
	Total Facilities			\$ -	\$ -		\$ -
	HUD age verification			\$ -			\$ -
	Welcome			\$ -	\$ 20.34	\$ 100.00	\$ 79.66
Total Committee Expenses				\$ 408.07	\$ 2,363.05	\$ 10,840.00	\$ 8,176.95
Total Expenses				\$ 2,967.72	\$ 7,890.48	\$ 25,314.00	\$ 17,423.52
Net Profit or Loss				\$ (2,282.72)	\$ 20,238.04	\$ 2,676.00	

**Country Club Estates Homeowners Associat
Trial Balance - Condensed**

Account	Type	Description	1 Month Ended	5 Months Ended
			May 31, 2017	May 31, 2017
			Adjusted Balance	
1010	A	First NM Bank - Cash	(2,282.72)	33,539.32 ✓
1021	A	First NM Bank - Reserves	0.00	41,749.15 ✓
1105	A	Club House	0.00	74,653.00
1130	A	Land	0.00	36,386.00
2150	L	Cleaning Deposit	0.00	125.00
3198	Q	Fund Balance	0.00	(166,214.43)
4000	R	Assessment Income	(450.00)	(27,300.00)
4020	R	Fines/Legal/Liens	(150.00)	(250.00)
4030	R	Lien Fees	0.00	(50.00)
4200	R	Interest Income - Reserves	0.00	(18.52)
4230	R	Other Income	(85.00)	(510.00)
7001	E	Collection Fees	(0.23)	36.02
7050	E	Accounting Fees	80.91	523.21
7051	E	Legal Fees	0.00	1,017.09
7065	E	Office Expense	72.75	761.00
7070	E	PayPal Accounting Fees	0.00	1.55
7101	E	Community Events	0.00	644.18
7111	E	Nomination Committee	0.00	116.19
7121	E	Newsletter Services	0.00	64.17
7130	E	Insurance	2,226.00	2,226.00
7185	E	Repairs and Maintenance	160.00	1,181.44
7201	E	Grounds and Maintenance	248.07	336.73
7211	E	State Income Tax	0.00	50.00
7215	E	Telephone	58.97	294.67
7230	E	Utilities	121.25	617.89
7240	E	Welcome Committee	0.00	20.34
Totals			<u>0.00</u>	<u>0.00</u>
Net Profit/(Loss)			<u>(2,282.72)</u>	<u>20,238.04</u>

Country Club Estates Homeowners Associat
Balance Sheet
As of May 31, 2017

Assets

Current Assets

First NM Bank - Cash	\$	33,539.32
First NM Bank - Reserves		<u>41,749.15</u>

Total Current Assets 75,288.47

Property and Equipment

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

Net Property and Equipment 111,039.00

Total Assets \$ 186,327.47

Country Club Estates Homeowners Associat
Balance Sheet
As of May 31, 2017

Liabilities and Stockholders' Equity

Current Liabilities		
Cleaning Deposit	\$	(125.00)
Total Current Liabilities		<u>(125.00)</u>
Long-Term Liabilities		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		<u>(125.00)</u>
Stockholders' Equity		
Capital Stock	166,214.43	
Retained Earnings	<u>20,238.04</u>	
Total Stockholders' Equity		<u>186,452.47</u>
Total Liabilities and Stockholders' Equity	\$	<u><u>186,327.47</u></u>

Country Club Estates Homeowners Associat
Statement of Revenue and Expenses - Income Tax Basis

	1 Month Ended May 31, 2017	5 Months Ended May 31, 2017
Sales		
Assessment Income	\$ 450.00	\$ 27,300.00
Fines/Legal/Liens	150.00	250.00
Lien Fees	0.00	50.00
Interest Income - Reserves	0.00	18.52
Other Income	<u>85.00</u>	<u>510.00</u>
Total Sales	<u>685.00</u>	<u>28,128.52</u>
Gross Profit	<u>685.00</u>	<u>28,128.52</u>
Operating Expenses		
Collection Fees	(0.23)	36.02
Accounting Fees	80.91	523.21
Legal Fees	0.00	1,017.09
Office Expense	72.75	761.00
PayPal Accounting Fees	0.00	1.55
Community Events	0.00	644.18
Nomination Committee	0.00	116.19
Newsletter Services	0.00	64.17
Insurance	2,226.00	2,226.00
Repairs and Maintenance	160.00	1,181.44
Grounds and Maintenance	248.07	336.73
State Income Tax	0.00	50.00
Telephone	58.97	294.67
Utilities	121.25	617.89
Welcome Committee	<u>0.00</u>	<u>20.34</u>
Total Operating Expenses	<u>2,967.72</u>	<u>7,890.48</u>
Operating Income (Loss)	<u>(2,282.72)</u>	<u>20,238.04</u>
Other Income (Expenses)		
Total Other Income (Expenses)	<u>0.00</u>	<u>0.00</u>
Net Income (Loss) Before Taxes	<u>(2,282.72)</u>	<u>20,238.04</u>
Net Income (Loss)	<u>\$ (2,282.72)</u>	<u>\$ 20,238.04</u>

Country Club Estates Homeowners Associat
Comparative Statement of Revenue and Expenses - Income Tax Basis

	5 Months Ended May 31, 2017	5 Months Ended May 31, 2016
Sales		
Assessment Income	\$ 27,300.00	\$ 27,020.00
Fines/Legal/Liens	250.00	882.20
Lien Fees	50.00	0.00
Interest Income - Reserves	18.52	35.96
Other Income	510.00	6,856.00
PayPal Fee	0.00	(2.72)
Total Sales	28,128.52	34,791.44
Gross Profit	28,128.52	34,791.44
Operating Expenses		
Capital Improvement	0.00	376.64
Collection Fees	36.02	61.25
Accounting Fees	523.21	512.43
Legal Fees	1,017.09	614.98
Office Expense	761.00	883.36
PayPal Accounting Fees	1.55	0.78
Community Events	644.18	529.68
Nomination Committee	116.19	400.23
Newsletter Services	64.17	31.72
Insurance	2,226.00	254.00
Repairs and Maintenance	1,181.44	3,530.00
Grounds and Maintenance	336.73	1,782.02
State Income Tax	50.00	56.00
Federal Income Tax	0.00	5.00
Telephone	294.67	283.78
Utilities	617.89	364.93
Welcome Committee	20.34	39.63
Operating Contingency Expenses	0.00	100.00
Total Operating Expenses	7,890.48	9,826.43
Operating Income (Loss)	20,238.04	24,965.01
Other Income (Expenses)		
Total Other Income (Expenses)	0.00	0.00
Net Income (Loss) Before Taxes	20,238.04	24,965.01
Net Income (Loss)	\$ 20,238.04	\$ 24,965.01

**Country Club Estates Homeowners Associat
Twelve Month Comparative Income Statement
12 Month Comparison for 2017**

	01/31/17	02/28/17	03/31/17	04/30/17	05/31/17	06/30/17	07/31/17	08/31/17	09/30/17	10/31/17	11/30/17	12/31/17	Total
Sales													
Assessment Income	\$ 0.00	\$ 15,750.00	\$ 8,250.00	\$ 2,850.00	\$ 450.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 27,300.00
Fines/Legal/Liens	0.00	0.00	50.00	50.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Lien Fees	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Interest Income - Reserves	0.00	0.00	18.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.52
Other Income	0.00	255.00	170.00	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	510.00
Total Sales	0.00	16,005.00	8,538.52	2,900.00	685.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,128.52
Gross Profit	0.00	16,005.00	8,538.52	2,900.00	685.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,128.52
Operating Expenses													
Collection Fees	0.00	0.00	36.25	0.00	(0.23)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.02
Accounting Fees	80.91	80.91	80.91	199.57	80.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	523.21
Legal Fees	591.33	0.00	0.00	425.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,017.09
Office Expense	479.00	136.19	20.57	52.49	72.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	761.00
PayPal Accounting Fees	0.00	0.00	1.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.55
Community Events	293.02	76.61	159.31	115.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	644.18
Nomination Committee	116.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116.19
Newsletter Services	25.86	0.00	38.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64.17
Insurance	0.00	0.00	0.00	0.00	2,226.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,226.00
Repairs and Maintenance	179.96	504.81	120.00	216.67	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,181.44
Grounds and Maintenance	0.00	17.98	0.00	70.68	248.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	336.73
State Income Tax	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Telephone	58.91	58.91	58.91	58.97	58.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	294.67
Utilities	121.70	132.37	124.36	118.21	121.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	617.89
Welcome Committee	0.00	0.00	0.00	20.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.34
Total Operating Expenses	1,946.88	1,007.78	690.17	1,277.93	2,967.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,890.48
Operating Income (Loss)	(1,946.88)	14,997.22	7,848.35	1,622.07	(2,282.72)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,238.04
Other Income (Expenses)													
Total Other Income (Expenses)	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
Net Income (Loss) Before Taxes	(1,946.88)	14,997.22	7,848.35	1,622.07	(2,282.72)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,238.04
Net Income (Loss)	\$ (1,946.88)	\$ 14,997.22	\$ 7,848.35	\$ 1,622.07	\$ (2,282.72)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 20,238.04

**Country Club Estates Homeowners Associat
General Ledger**

May 1, 2017 - May 31, 2017

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1010	First NM Bank - Cash			35,822.04		
05/04/16	2099		Manny's Landscaping		(248.07)	
05/04/16	2100		Tamara G. Hurt CPA, PC		(80.91)	
05/04/16	2101		Dan Welch		(72.75)	
05/11/16	2102		State Farm Insurance		(1,972.00)	
05/11/16	2103		State Farm Insurance		(254.00)	
05/11/16	2104		Maria Andrade		(160.00)	
05/31/17	1		Total Drafts		(180.22)	
05/31/17	2		Deposit		685.00	
05/31/17	2		Bank Error		0.23	
			Totals for 1010		<u>(2,282.72)</u>	<u>33,539.32</u>
1021	First NM Bank - Reserves			41,749.15		
			Totals for 1021		<u>0.00</u>	<u>41,749.15</u>
1105	Club House			74,653.00		
			Totals for 1105		<u>0.00</u>	<u>74,653.00</u>
1130	Land			36,386.00		
			Totals for 1130		<u>0.00</u>	<u>36,386.00</u>
2150	Cleaning Deposit			125.00		
			Totals for 2150		<u>0.00</u>	<u>125.00</u>
3198	Fund Balance			(166,214.43)		
			Totals for 3198		<u>0.00</u>	<u>(166,214.43)</u>
4000	Assessment Income			(26,850.00)		
05/31/17	2		Assesment Income		(450.00)	
			Totals for 4000		<u>(450.00)</u>	<u>(27,300.00)</u>
4020	Fines/Legal/Liens			(100.00)		
05/31/17	2		Late Fees		(150.00)	
			Totals for 4020		<u>(150.00)</u>	<u>(250.00)</u>
4030	Lien Fees			(50.00)		
			Totals for 4030		<u>0.00</u>	<u>(50.00)</u>
4200	Interest Income - Reserves			(18.52)		
			Totals for 4200		<u>0.00</u>	<u>(18.52)</u>
4230	Other Income			(425.00)		
05/31/17	2		Other Income		(85.00)	
			Totals for 4230		<u>(85.00)</u>	<u>(510.00)</u>
7001	Collection Fees			36.25		
05/31/17	2		Bank Error		(0.23)	
			Totals for 7001		<u>(0.23)</u>	<u>36.02</u>
7050	Accounting Fees			442.30		
05/04/16	2100		Tamara G. Hurt CPA, PC		80.91	
			Totals for 7050		<u>80.91</u>	<u>523.21</u>
7051	Legal Fees			1,017.09		
			Totals for 7051		<u>0.00</u>	<u>1,017.09</u>
7065	Office Expense			688.25		
05/04/16	2101		Dan Welch		72.75	

**Country Club Estates Homeowners Associat
General Ledger**

May 1, 2017 - May 31, 2017

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 7065		<u>72.75</u>	<u>761.00</u>
7070			PayPal Accounting Fees	1.55		
			Totals for 7070		<u>0.00</u>	<u>1.55</u>
7101			Community Events	644.18		
			Totals for 7101		<u>0.00</u>	<u>644.18</u>
7111			Nomination Committee	116.19		
			Totals for 7111		<u>0.00</u>	<u>116.19</u>
7121			Newsletter Services	64.17		
			Totals for 7121		<u>0.00</u>	<u>64.17</u>
7130			Insurance	0.00		
05/11/16	2102		State Farm Insurance		1,972.00	
05/11/16	2103		State Farm Insurance		254.00	
			Totals for 7130		<u>2,226.00</u>	<u>2,226.00</u>
7185			Repairs and Maintenance	1,021.44		
05/11/16	2104		Maria Andrade		160.00	
			Totals for 7185		<u>160.00</u>	<u>1,181.44</u>
7201			Grounds and Maintenance	88.66		
05/04/16	2099		Manny's Landscaping		248.07	
			Totals for 7201		<u>248.07</u>	<u>336.73</u>
7211			State Income Tax	50.00		
			Totals for 7211		<u>0.00</u>	<u>50.00</u>
7215			Telephone	235.70		
05/31/17	1		Century Link		58.97	
			Totals for 7215		<u>58.97</u>	<u>294.67</u>
7230			Utilities	496.64		
05/31/17	1		City of Deming		8.10	
05/31/17	1		City of Deming		72.87	
05/31/17	1		Columbus Electric		40.28	
			Totals for 7230		<u>121.25</u>	<u>617.89</u>
7240			Welcome Committee	20.34		
			Totals for 7240		<u>0.00</u>	<u>20.34</u>
			Report Total			<u>0.00</u>
Net Profit/(Loss)						
Current Period			<u>(2,282.72)</u>			
Year-to-Date			<u>20,238.04</u>			

Distribution count = 23