

Community Homes of Patagonia, Inc.

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CHOP is a 501c.3 nonprofit community housing trust. Donations are tax-deductible to the extent allowed by law. Please contact us for information on giving.

CHOP Board of Directors
Joseph Nitsche - President
Robert Brandt - Vice President
Barbara Ellis - Secretary
Helen Chester - Director
Amanda Montanez - Director
Tom Shore - Director
Tod C. Bowden - Treasurer

www.chopatagonia.org



diversity has a home here

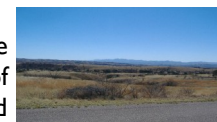
MANY THANKS TO THE 2017 ANNUAL APPEAL DONORS

CHOP's ability to continue its mission of creating safe, permanently affordable housing opportunities in the Patagonia area is only possible with the support of our community. Once again this support was evidenced by the generous response to our year-end Annual Appeal letter. We want to thank all of our donors for their contributions! Anonymous, Bernice Pomeroy, Sandra Powell & Joe Coniff, Tam & Sue Scott, Michael Stabile & Kathi Noaker, Joseph Nitsche & Judith Mills, Jean Miller, William & Renate Niemann Gray, Sally Greenleaf, Ruth Garcia, Stephen Strom, John & Mary Chapin, Nancy Coyote, Beverly Parker, Michael & Annie Waits, Richard & Phyllis Klosterman, Michael Schwartz, Murphy & Kate Musick, Judith Whitcomb, Don & Juana Hawkins, Nancy McCoy & Ralph Schmitt, Kathryn Schrag & Martin Levowitz, Jack & Caroline Walsh, Cassalyn David & Nathaniel Porter, Douglas & Linda Evans, Frederick & Christina Wilhelm, James & Louise Schatz, Gary Stolte & Pamela Miles, Robert Brandt & Anne Townsend, Gamaliel Leyva & Janet Herron, Lawrence & Maria Denicke, Fran Russell, Tom & Linda Shore, Sy Rotter and Lila Davison & Tod C. Bowden.

51 LADO DE LOMA SELLS!!!

With the help of Long Realty owner and CHOP member, Jean Miller, CHOP was able to sell the Patagonia Lake property that was generously gifted by Jack and Caroline Walsh in 2016.

After all of the fees involved in the sale, CHOP received a check of \$24,590.21 that has been deposited into its acquisition and development fund account. Many thanks to local CPA, Donald Hawkins, for his in-kind accounting help.



CHOP 2017 ANNUAL REPORT



PLEASE JOIN US!!!

CHOP 2018 ANNUAL MEMBERSHIP MEETING

**Saturday, January 27th
NOON-1:00pm
Patagonia Town Council
Chambers**

CHOP 2018 Annual Membership Meeting Agenda

- *Welcome and Thanks
- *Approve January 28, 2017 Annual Membership Meeting Minutes
- *Approve Member dues
- *Nomination and Election of Directors: Helen Chester, Tod C. Bowden
- *Report on: Fundraising, Homeownership, and Home Repair
- *Next Annual Membership Meeting

HELP CREATE SAFE, ENERGY-EFFICIENT, PERMANENTLY-AFFORDABLE HOUSING IN PATAGONIA

Community Homes of Patagonia's progress at fulfilling its charitable mission has been the result of many individuals sharing their time, talents, and resources to make a difference in Patagonia and its vicinity. We are so fortunate and grateful for the people who have brought us to this moment! If you are interested in participating, please contact us.

PLAN TO ATTEND CHOP'S SATURDAY, JANUARY 27, 2018 ANNUAL MEMBERSHIP MEETING FROM NOON TO 1:00PM AT PATAGONIA TOWN COUNCIL CHAMBERS. ALL ARE WELCOME.

CHOP'S MONTHLY BOARD MEETING IS THE THIRD MONDAY OF THE MONTH AT 5:30PM AT THE PATAGONIA TOWN COUNCIL CHAMBERS AND IS OPEN TO THE PUBLIC.

2017 Annual Report

HOMEOWNER PROGRAM

- CHOP received bids for a feasibility study and preliminary architectural drawings for Gopher Field. Thank you Gary Grizzle and Engineers of WLB Group Tucson, local contractor, Ted Piper, Santa Cruz County Floodplain Coordinator, John Hays, and local Architects Arturo Vazquez, Jeffrey Latham, and Robert Gay.
- CHOP presented its Homeowner Orientation meeting resulting in three families completing CHOP Homeowner Program applications. Thank you Father George Holley, Ramon Miranda, and Elvia Miranda of St. Theresse de Lisieux Catholic Church.
- CHOP has contracted with Michael Brown of Burlington Associates, an experienced Community Land Trust (CLT) consultant, to conduct a series of classes to assist the Board in determining organizational capacity and community demand needed to complete a CLT Homeowner project. Classes will begin in January of the New Year.

HOME REPAIR PROGRAM

CHOP completed three home repair projects including a faulty furnace replacement; repair of leaking faucets and toilet; and gutter repair, floor repair, and exterior door installation. Thank you Tom Shore, Board Director and Home Repair Program champion, and CHOP Members, Doug (Stuart) Evans, roofing expert, and Gama Leyva, Home Inspector, both of whom are volunteers extraordinaire, CHOP volunteers, Joe Nitsche and Tod Bowden, and United Way of Santa Cruz County for its generous grant support.



CHOP thanks Patagonia Town staff for maintenance support at Gopher Field

CHOP member, Stuart Evans sealing roof gutter during Home Repair Project



CHOP members, Janet Herron and Gama Leyva



2017 Annual Report



Greg Whitcoe with wife, Maria, and daughter, Sophia.
Kayla Lew Photography

GREG WHITCOE, WEBSITE WIZARD

If you have not visited CHOP's website recently, log onto www.chopatagonia.org to see the changes. Thanks to Greg Whitcoe of GW Designs, our local website design expert, navigating the website has become much easier. Making a donation, accessing documents and reports, and getting in touch with us are some of the tasks that Greg has simplified. Thank you Tom Shore and CHOP's Board of Directors for initiating this project and enlisting Greg's talents.



Gilbert Quiroga at 2017 CHOP Annual Meeting

CHOP THANKS GILBERT QUIROGA

After serving two consecutive terms on CHOP's Board of Directors, Gilbert Quiroga, has taken a well-deserved break. Gilbert has championed many of CHOP's past Home Repair projects. He has generously given his time to help the community that he loves. Thank you Gilbert for your many contributions.

AMANDA MONTANEZ AND TOM SHORE, WELCOME ABOARD

CHOP elected new Board Directors, Amanda (Mandy) Montanez and Tom Shore. Mandy, a native Patagonian and mother of three, is Red Mountain Foods store manager. In recent years Mandy has been very active on Town committees and at School events. Tom, his wife Linda, and Linda's mom are delighted to be living in Patagonia having come from the Phoenix area. In addition to CHOP, Tom and Linda have shared much of their energy volunteering at the Patagonia Museum. We are fortunate to have their insights and energy on the Board. As a team they are facilitating CHOP's Home Repair Program.

Community Homes of Patagonia, Inc.
Balance Sheet
As of December 31, 2017

	<u>Dec 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · NB of AZ - Operating Fund	27,318.83
1002 · NBA Home Repair Account	829.01
1010 · Schwab - Capital Fund	38,833.02
Total Checking/Savings	<u>66,980.86</u>
Accounts Receivable	
1200 · Accounts Receivable	750.00
Total Accounts Receivable	<u>750.00</u>
Other Current Assets	
12000 · *Undeposited Funds	1,600.00
Total Other Current Assets	<u>1,600.00</u>
Total Current Assets	<u>69,330.86</u>
Fixed Assets	
1500 · Land	27,500.00
Total Fixed Assets	<u>27,500.00</u>
TOTAL ASSETS	<u>96,830.86</u>
LIABILITIES & EQUITY	
Equity	
3000 · Opening Balance Equity	34,782.73
3100 · Perm Rstrctd Net Assets	43,251.48
Net Income	18,796.65
Total Equity	<u>96,830.86</u>
TOTAL LIABILITIES & EQUITY	<u>96,830.86</u>

Community Homes of Patagonia, Inc.
Statement of Financial Income and Expense
January through December 2017

	<u>Jan - Dec 17</u>
Income	
4000 · Memberships	80.00
4200 · Gain/Loss on Sale-Donated Prop	3,885.21
4501 · Foundation Grants	2,500.00
4550 · Corporate Grants	7,500.00
4600 · Individual Donations	16,031.98
4650 · In-Kind Donations	250.00
4900 · Interest & Dividends	28.08
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Total Income	30,275.27
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Gross Profit	30,275.27
Expense	
8010 · Accounting	50.00
8015 · Advertising & Marketing	130.00
8021 · Paypal Fees	11.90
8031 · Computer Website	500.00
8055 · Dues and Subscriptions	85.00
8070 · Fees, Permits & Licenses	10.00
8090 · Insurance	930.00
8300 · Office Supplies	9.60
8350 · Postage & Delivery	145.00
8400 · Printing & Copying	257.93
8510 · Rent Expense	75.00
9070 · Property Tax	666.66
9200 · Site Development	800.00
9370 · Homeowner Association Fee	10.00
9400 · Home Repair	7,797.53
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Total Expense	11,478.62
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Net Income	<u>18,796.65</u>

CHOP Admin. Fund. & Home Rep.
Statement of Income & Expense Budget vs. Actual
January through December 2017

	Jan - Dec 17	Budget	\$ Over Budg...	% of Budget
Income				
4000 · Memberships	80.00	200.00	-120.00	40.0%
4501 · Foundation Grants	2,500.00	5,000.00	-2,500.00	50.0%
4600 · Individual Donations	16,031.98	10,000.00	6,031.98	160.3%
4650 · In-Kind Donations	250.00	1,500.00	-1,250.00	16.7%
4900 · Interest & Dividends	28.08	6.00	22.08	468.0%
Total Income	18,890.06	16,706.00	2,184.06	113.1%
Gross Profit	18,890.06	16,706.00	2,184.06	113.1%
Expense				
8015 · Advertising & Marketing	130.00	200.00	-70.00	65.0%
8030 · Computer Equip/Softw...	0.00	200.00	-200.00	0.0%
8031 · Computer Website	500.00	400.00	100.00	125.0%
8055 · Dues and Subscriptions	85.00	200.00	-115.00	42.5%
8070 · Fees, Permits & Licens...	10.00	20.00	-10.00	50.0%
8090 · Insurance	930.00	750.00	180.00	124.0%
8300 · Office Supplies	9.60	100.00	-90.40	9.6%
8350 · Postage & Delivery	145.00	150.00	-5.00	96.7%
8400 · Printing & Copying	257.93	300.00	-42.07	86.0%
8450 · Board Development	0.00	600.00	-600.00	0.0%
8510 · Rent Expense	75.00	50.00	25.00	150.0%
9400 · Home Repair	7,797.53	6,300.00	1,497.53	123.8%
Total Expense	9,990.06	9,270.00	720.06	107.8%
Net Income	8,900.00	7,436.00	1,464.00	119.7%