



WEB FORM COPY

STATE OF ARIZONA CORPORATION COMMISSION CORPORATION ANNUAL REPORT & CERTIFICATE OF DISCLOSURE

AZ Corp. Commission 01533170



DUE ON OR BEFORE 04/19/2006 FY05-06 FILING FEE \$10.00

The following information is required by A.R.S. §§10-1622 & 10-11622 for all corporations organized pursuant to Arizona Revised Statutes, Title 10. The Commission's authority to prescribe this form is A.R.S. §§10-121.A & 10-3121.A. YOUR REPORT MUST BE SUBMITTED ON THIS ORIGINAL FORM. Make changes or corrections where necessary. Information for the report should reflect the current status of the corporation. See instructions on page 4 for proper format.

1. -0503706-3 COUNTRY CLUB MANOR HOMEOWNER'S ASSOCIATION, INC. RINCON REALTY & INVESTMENTS CO c/o Copper Rose Community mgmt. 4703 N 1ST AVE 6601 E. 22nd St. TUCSON, AZ 85718 Tucson, AZ 85710

Business Phone: 520-888-0474 (Business phone is optional.) State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

RECEIVED APR - 5 2006

2. Statutory Agent: MARY BUCKLEY Physical Address, If Different: ARIZONA CORP COMMISSION CORPORATION'S DIVISION Mailing Address: 4703 N 1ST AVE Physical Address: c/o Copper Rose Community mgmt City, State, Zip: TUCSON, AZ 85718 City, State, Zip: 6601 E. 22nd St. Tucson, AZ 85710

ACC USE ONLY Fee \$ 10 Penalty \$ Reinstatement \$ Expedite \$ Resubmit \$

If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below. I, (individual) or We, (corporation or limited liability company) having been designated the new Statutory Agent, do hereby consent to this appointment until my removal or resignation pursuant to law. Signature of new Statutory Agent Printed Name of new Statutory Agent

3. Secondary Address: (Foreign Corporations are REQUIRED to complete this section).

4. Check the one category below which best describes the CHARACTER OF BUSINESS of your corporation.

- BUSINESS CORPORATIONS: 1. Accounting, 2. Advertising, 3. Aerospace, 4. Agriculture, 5. Architecture, 6. Banking/Finance, 7. Barbers/Cosmetology, 8. Construction, 9. Contractor, 10. Credit/Collection, 11. Education, 12. Engineering, 13. Entertainment, 14. General Consulting, 15. Health Care, 16. Hotel/Motel, 17. Import/Export, 18. Insurance, 19. Legal Services, 20. Manufacturing, 21. Mining, 22. News Media, 23. Pharmaceutical, 24. Publishing/Printing, 25. Ranching/Livestock, 26. Real Estate, 27. Restaurant/Bar, 28. Retail Sales, 29. Science/Research, 30. Sports/Sporting Events, 31. Technology(Computers), 32. Technology(General), 33. Television/Radio, 34. Tourism/Convention Services, 35. Transportation, 36. Utilities, 37. Veterinary Medicine/Animal Care, 38. Other. NON-PROFIT CORPORATIONS: 1. Charitable, 2. Benevolent, 3. Educational, 4. Civic, 5. Political, 6. Religious, 7. Social, 8. Literary, 9. Cultural, 10. Athletic, 11. Science/Research, 12. Hospital/Health Care, 13. Agricultural, 14. Animal Husbandry, 15. Homeowner's Association, 16. Professional, commercial industrial or trade association, 17. Other.

5. CAPITALIZATION: (Business Corporations and Business Trusts are **REQUIRED** to complete this section.)

Business trusts must indicate the number of transferable certificates held by trustees evidencing their beneficial interest in the trust estate. PLEASE PRINT OR TYPE CLEARLY.

5a. Please examine the corporation's original Articles of Incorporation for the amount of shares authorized.

Number of Shares/Certificates Authorized	Class	Series Within Class (if any)
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5b. Review all corporation amendments to determine if the original number of shares has changed. Examine the corporation's minutes for the number of shares issued.

Number of Shares/Certificates Issued	Class	Series Within Class (if any)
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6. SHAREHOLDERS: (Business Corporations and Business Trusts are **REQUIRED** to complete this section.)

List shareholders holding more than 20% of any class of shares issued by the corporation, or having more than a 20% beneficial interest in the corporation. PLEASE PRINT OR TYPE CLEARLY.

NONE

Name: _____	Name: _____
Name: _____	Name: _____

7. OFFICERS PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: <u>Catherine Carroll-Bernee</u>	Name: <u>Don Aathe</u>
Title: <u>President</u>	Title: <u>Treasurer</u>
Address: <u>2939 E. 17th St</u>	Address: <u>3007 E. 17th St.</u>
<u>Tucson, AZ 85716</u>	<u>Tucson, AZ 85716</u>

Date taking office: _____	Date taking office: _____
Name: <u>Jeffrey Stallings</u>	Name: <u>Lori Grimm</u>
Title: <u>Vice President</u>	Title: <u>Secretary</u>
Address: <u>2941 E. 17th St.</u>	Address: <u>2965 E. 17th St.</u>
<u>Tucson, AZ 85716</u>	<u>Tucson, AZ 85716</u>

Date taking office: _____	Date taking office: _____
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8. DIRECTORS PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: <u>Collette Jackson</u>	Name: <u>Jay Talley</u>
Address: <u>2943 E. 17th St</u>	Address: <u>2923 E. 17th St.</u>
<u>Tucson, AZ 85716</u>	<u>Tucson, AZ 85716</u>

Date taking office: _____	Date taking office: _____
Name: <u>Josie Tellez</u>	Name: _____
Address: <u>2953 E. 17th St</u>	Address: _____
<u>Tucson, AZ 85716</u>	_____

Date taking office: _____	Date taking office: _____
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-0503706-3

2006 BUDGET			
COUNTRY CLUB MANOR HOA			
	BUDGET	ACTUAL	PROPOSED
	2005	2005	BUDGET
			2006
INCOME			
Association Fees	69,132.00	63,475.00	69,132.00
Special Assessment (Painting)	-	26,385.00	
Laundry Income	1,500.00	1,499.00	1,500.00
TOTAL INCOME	70,632.00	91,359.00	70,632.00
EXPENSES			
Accounting	750.00	110.00	200.00
Legal Fees	400.00	1,031.00	800.00
Management Contract	7,200.00	7,332.00	7,704.00
Administrative Expenses	-	150.00	100.00
Office Supplies	1,075.00	884.00	1,050.00
Bank Charges	-	33.00	33.00
Insurance	7,305.00	7,111.00	7,305.00
Taxes	-	45.00	50.00
Permits, Fees and Taxes	20.00	19.00	25.00
Sub Total	16,750.00	16,715.00	17,267.00
COMMON AREA MAINTENANCE			
Trash	4,080.00	336.00	500.00
General Maintenance	700.00	2,453.00	2,500.00
Cooler Repairs	7,350.00	9,729.00	9,000.00
Cookler Replacement	4,800.00	5,509.00	4,900.00
Plumbing Repair	600.00	904.00	1,000.00
Water Heater Replacement	1,950.00	-	1,950.00
Pest Control	500.00	245.00	500.00
Electric Repairs	525.00	2,723.00	525.00
Sub Total	20,505.00	21,899.00	20,875.00
EXTERIOR BLDG MAINTENANCE			
EXExterior Bldg Maint	-	1,870.00	1,500.00
Roof Maintenance	-	79.00	150.00
Painting	100.00	-	100.00
Sub Total	100.00	1,949.00	1,750.00
UTILITIES			
Electric	2,095.00	1,995.00	2,500.00
Gas	880.00	912.00	1,250.00
Water & Sewer	7,775.00	8,898.00	10,000.00
Sub Total	10,750.00	11,805.00	13,750.00

-0503706-3
2005
Year End

Country Club Manor HOA
Balance Sheet
As of 12/31/05

ASSETS

Cash Operating	\$	1,105.89	
Money Market-Special Asses		69,584.31	
Money Market Reserve		16,948.55	
Washington Fed CD 401892-3		10,000.00	
Washington Fed CD 401893-1		5,000.00	
TOTAL ASSETS			\$ 102,638.75

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
Reserves	\$	21,532.77	
Subtotal Current Liab.			\$ 21,532.77
RESERVES:			
Subtotal Reserves			\$.00
EQUITY:			
Retained earnings	\$	56,213.78	
Current Year Net Income/(Loss)		24,892.20	
Subtotal Equity			\$ 81,105.98
TOTAL LIABILITIES & EQUITY			\$ 102,638.75

Country Club Manor HOA
Income/Expense Statement
Period: 01/01/05 to 12/31/05

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
04556	Plumbing Repair	904.14	600.00	(304.14)	904.14	600.00	(304.14)	600.00
04558	Water Heater Replacement	.00	1,950.00	1,950.00	.00	1,950.00	1,950.00	1,950.00
04559	Window Glazing	.00	5,000.00	5,000.00	.00	5,000.00	5,000.00	5,000.00
04565	Pest Control	245.37	500.00	254.63	245.37	500.00	254.63	500.00
04571	Electric Repairs	2,722.95	525.00	(2,197.95)	2,722.95	525.00	(2,197.95)	525.00
	Common Area Maintenance	21,563.77	21,425.00	(138.77)	21,563.77	21,425.00	(138.77)	21,425.00
Exterior Building Maint								
04480	Exterior Building Maintenance	1,869.63	.00	(1,869.63)	1,869.63	.00	(1,869.63)	.00
04440	Roof Maintenance	78.71	.00	(78.71)	78.71	.00	(78.71)	.00
04470	Painting	.00	100.00	100.00	.00	100.00	100.00	100.00
	Exterior Building Maint	1,948.34	100.00	(1,848.34)	1,948.34	100.00	(1,848.34)	100.00
Utilities								
04610	Electric	1,994.82	2,095.00	100.18	1,994.82	2,095.00	100.18	2,095.00
04620	Gas	912.05	880.00	(32.05)	912.05	880.00	(32.05)	880.00
04630	Water & Sewer	8,897.69	7,775.00	(1,122.69)	8,897.69	7,775.00	(1,122.69)	7,775.00
	Utilities	11,804.56	10,750.00	(1,054.56)	11,804.56	10,750.00	(1,054.56)	10,750.00
Landscaping								
04710	Landscaping Contract	7,175.00	8,400.00	1,225.00	7,175.00	8,400.00	1,225.00	8,400.00
04720	Landscape Extras	370.00	700.00	330.00	370.00	700.00	330.00	700.00
04730	Irrigation Repairs	3.00	300.00	297.00	3.00	300.00	297.00	300.00
	Landscaping	7,548.00	9,400.00	1,852.00	7,548.00	9,400.00	1,852.00	9,400.00
Payroll								
04810	Janitorial Payroll	1,885.00	1,680.00	(205.00)	1,885.00	1,680.00	(205.00)	1,680.00
04820	Social Security Tax	(56.11)	180.00	236.11	(56.11)	180.00	236.11	180.00
04821	Medicare Tax	(13.15)	48.00	61.15	(13.15)	48.00	61.15	48.00
04822	Federal Withholding	198.17	.00	(198.17)	198.17	.00	(198.17)	.00
04823	State Withholding	(5.00)	.00	5.00	(5.00)	.00	5.00	.00
04830	State/Fed Unemployment	22.30	20.00	(2.30)	22.30	20.00	(2.30)	20.00
	Payroll	2,031.21	1,928.00	(103.21)	2,031.21	1,928.00	(103.21)	1,928.00
Reserves								
04920	Roof Reserve	4,165.72	8,040.00	3,874.28	4,165.72	8,040.00	3,874.28	8,040.00
	Reserves	4,165.72	8,040.00	3,874.28	4,165.72	8,040.00	3,874.28	8,040.00
	TOTAL EXPENSES	66,467.07	72,573.00	6,105.93	66,467.07	72,573.00	6,105.93	72,573.00
	CURRENT YEAR NET INCOME/(LOSS)	24,892.20	(5,301.00)	30,193.20	24,892.20	(5,301.00)	30,193.20	(5,301.00)

9. FINANCIAL DISCLOSURE (A.R.S. §10-11622.A.9)

Nonprofit corporations must attach a financial statement (e.g. income/expense statement, balance sheet including assets, liabilities). All other forms of corporations are exempt from filing a financial disclosure.

9A. MEMBERS (A.R.S. § 10-11622.A.6)

Only Nonprofit Corporations must answer this question.

This corporation **DOES** **DOES NOT** have members.

10. CERTIFICATE OF DISCLOSURE (A.R.S. §§10-1622.A.8 & 10-11622.A.7)

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and/or person controlling or holding more than 10% of the issued and outstanding common shares or 10% of any other proprietary, beneficial or membership interest in the corporation been: [Underlined portion pertains to business corporations only]

1. Convicted of a felony involving a transaction in securities, consumer fraud or antitrust in any state or federal jurisdiction within the seven year period immediately preceding the execution of this certificate?
2. Convicted of a felony, the essential elements of which consisted of fraud, misrepresentation, theft by false pretenses or restraint of trade or monopoly in any state or federal jurisdiction within the seven year period immediately preceding execution of this certificate?
3. Or are subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven year period immediately preceding execution of this certificate where such injunction, judgment, decree or permanent order involved the violation of:
 - (a) fraud or registration provisions of the securities laws of that jurisdiction, or
 - (b) the consumer fraud laws of that jurisdiction, or
 - (c) the antitrust or restraint of trade laws of that jurisdiction?

One box must be marked: YES NO

If "YES", the following information must be submitted as an attachment to this report for each person subject to one or more of the actions stated in Items 1. through 3. above.

- | | |
|---|---|
| 1. Full name and prior names used. | 5. Date and location of birth. |
| 2. Full birth name. | 6. Social Security Number |
| 3. Present home address. | 7. The nature and description of each conviction or judicial action; the date and location; the court and public agency involved, and the file or cause number of the case. |
| 4. Prior addresses (for immediate preceding 7 year period). | |

11. STATEMENT OF BANKRUPTCY, RECEIVERSHIP or CHARTER REVOCATION (A.R.S. §§10-202.D.2, 10-3202.D.2, 10-1623 & 10-11623)

A) Has the corporation filed a petition for bankruptcy or appointed a receiver? One box must be marked: YES NO

B) Has any person serving as an officer, director, trustee or incorporator of the corporation served in any such capacity OR held or controlled over 20% of the issued and outstanding common shares, or 20% of any other proprietary, beneficial or membership interest in any other corporation which has been placed in bankruptcy, receivership or had its charter revoked, or administratively or judicially dissolved by any state or jurisdiction?

[Underlined portion pertains to business corporations only] One box must be marked: YES NO

If "YES" to A and/or B, the following information must be submitted as an attachment to this report for each person subject to the statement above.

1. The names and addresses of each corporation and the person or persons involved. (e.g. officer, director, trustee or major stockholder)
2. The state in which each corporation was a) incorporated b) transacted business.
3. The dates of corporate operation.
4. If any involved person (listed in #1) has been involved in any other bankruptcy proceeding within the past year, the name and address of each corporation.
5. Date, Case number and Court where the bankruptcy was filed or receiver appointed.
6. Name and address of court appointed receiver.

12. SIGNATURES: Annual Reports must be signed and dated by at least one duly authorized officer or they will be rejected.

I declare, under penalty of law that all corporate income tax returns required by Title 43 of the Arizona Revised Statutes have been filed with the Arizona Department of Revenue. I further declare under penalty of law that I (we) have examined this report and the certificate, including any attachments, and to the best of my (our) knowledge and belief they are true, correct and complete.

Name Catherine Carroll Date 3-27-06 Name _____ Date _____
 Signature Catherine Carroll Signature _____
 Title President Title _____

(Signator(s) must be duly authorized corporate officer(s) listed in section 7 of this report.)