



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

AZ Corp. Commission



02459735

DUE ON OR BEFORE 06/19/2008

FY07-08

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.
% COPPER ROSE COMMUNITY MGMT
6601 E 22ND ST
TUCSON, AZ 85710

RECEIVED

JUN 09 2008

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

Business Phone: 520-888-0474 (Business phone is optional.)

State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

2. Statutory Agent: SANDY SANDOVAL Physical Address, If Different.
Mailing Address: % COPPER ROSE COMMUNITY MGMT Physical Address:
6601 E 22ND ST City, State, Zip:
City, State, Zip: TUCSON, AZ 85710

ACC USE ONLY

Fee \$ _____

Penalty \$ _____

Reinstate \$ _____

Expedite \$ _____

Resubmit \$ _____

Use this box only if appointing a new Statutory Agent

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)

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)

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 Type or Print Clearly.

NONE [X] Name: Name: Name: Name:

7. OFFICERS Please Type or Print Clearly. You Must List at Least One.

Name: Jeffery Stallings Title: President Address: 2941 E. 17th St Tucson, AZ 85716 Date taking office: Feb 2006

Name: Title: Address: Date taking office:

Name: Title: Address: Date taking office:

Name: Title: Address: Date taking office:

8. DIRECTORS Please Type or Print Clearly. You Must List at Least One.

Name: Josie Tellez Address: 2953 E. 17th St Tucson, AZ 85716 Date taking office: Feb 2006

Name: Address: Date taking office:

Name: Address: Date taking office:

Name: Address: Date taking office:

Country Club Manor HOA

Balance Sheet
As of 12/31/07

ASSETS

Compass Operating	\$	893.48	
Compass MM Reserve		17,863.84	
Wash Fed CD2-3 1.932% 12-27-6		11,039.33	
Wash Fed CD3-1 1.932% 11-27-6		5,549.20	
		<hr/>	
TOTAL ASSETS			\$ 35,345.85
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.		<hr/>	\$.00
------------------------	--	-------	---------------

RESERVES:

Reserve Contributions	\$	33,706.03	
2007 Reserve Interest Income		746.34	
		<hr/>	
Subtotal Reserves			\$ 34,452.37

EQUITY:

Retained earnings	\$	2,278.16	
Current Year Net Income/(Loss)		(1,384.68)	
		<hr/>	
Subtotal Equity			\$ 893.48

TOTAL LIABILITIES & EQUITY			\$ 35,345.85
			=====

Country Club Manor HOA

Income/Expense Statement

Period: 01/01/07 to 12/31/07

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
03120	Homeowners Dues	67,478.00	69,132.00	(1,654.00)	67,478.00	69,132.00	(1,654.00)	69,132.00
03240	Laundry Income	2,371.90	1,500.00	871.90	2,371.90	1,500.00	871.90	1,500.00
03310	Misc Income	60.00	.00	60.00	60.00	.00	60.00	.00
03410	Late Fees	615.00	.00	615.00	615.00	.00	615.00	.00
	Subtotal Income	70,524.90	70,632.00	(107.10)	70,524.90	70,632.00	(107.10)	70,632.00
EXPENSES								
Professional & Administ								
04110	Accounting	385.00	400.00	15.00	385.00	400.00	15.00	400.00
04120	Legal-General	603.30	400.00	(203.30)	603.30	400.00	(203.30)	400.00
04210	Management Fee	7,704.00	7,704.00	.00	7,704.00	7,704.00	.00	7,704.00
04218	Miscellaneous Administration	.00	240.00	240.00	.00	240.00	240.00	240.00
04220	Bank Fee	33.00	.00	(33.00)	33.00	.00	(33.00)	.00
04240	Office Supplies	981.73	960.00	(21.73)	981.73	960.00	(21.73)	960.00
04270	General Meeting Expense	27.65	.00	(27.65)	27.65	.00	(27.65)	.00
	Professional & Administ	9,734.68	9,704.00	(30.68)	9,734.68	9,704.00	(30.68)	9,704.00
Fixed Expenses								
04310	Insurance	8,104.95	8,300.00	195.05	8,104.95	8,300.00	195.05	8,300.00
04320	Taxes	219.00	120.00	(99.00)	219.00	120.00	(99.00)	120.00
04330	Property Taxes	7.27	10.00	2.73	7.27	10.00	2.73	10.00
04340	Licenses, Permits & Fees	10.00	230.00	220.00	10.00	230.00	220.00	230.00
	Fixed Expenses	8,341.22	8,660.00	318.78	8,341.22	8,660.00	318.78	8,660.00
Operating Expenses								
04530	Trash	3,696.00	4,032.00	336.00	3,696.00	4,032.00	336.00	4,032.00
	Operating Expenses	3,696.00	4,032.00	336.00	3,696.00	4,032.00	336.00	4,032.00
Common Area Maintenance								
04551	General Maintenance	353.71	6,000.00	5,646.29	353.71	6,000.00	5,646.29	6,000.00
04552	Backflow Testing & Repair	240.00	.00	(240.00)	240.00	.00	(240.00)	.00
04553	Janitorial Service & Supplies	2,227.27	2,400.00	172.73	2,227.27	2,400.00	172.73	2,400.00
04554	Cooler Repairs	3,712.22	2,200.00	(1,512.22)	3,712.22	2,200.00	(1,512.22)	2,200.00
04555	Cooler Replacement	7,280.50	6,000.00	(1,280.50)	7,280.50	6,000.00	(1,280.50)	6,000.00
04556	Plumbing Repair	2,303.88	1,200.00	(1,103.88)	2,303.88	1,200.00	(1,103.88)	1,200.00
04558	Water Heater Replacement	.00	3,600.00	3,600.00	.00	3,600.00	3,600.00	3,600.00
04565	Pest Control	568.70	840.00	271.30	568.70	840.00	271.30	840.00
04571	Electric Repairs	3,875.73	600.00	(3,275.73)	3,875.73	600.00	(3,275.73)	600.00

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

Country Club Manor HOA

Income/Expense Statement
Period: 01/01/07 to 12/31/07

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Common Area Maintenance	20,562.01	22,840.00	2,277.99	20,562.01	22,840.00	2,277.99	22,840.00
Exterior Building Maint								
04400	Exterior Building Maintenance	35.88	736.00	700.12	35.88	736.00	700.12	736.00
04440	Roof Maintenance & Repair	1,250.00	3,600.00	2,350.00	1,250.00	3,600.00	2,350.00	3,600.00
	Exterior Building Maint	1,285.88	4,336.00	3,050.12	1,285.88	4,336.00	3,050.12	4,336.00
Utilities								
04610	Electric	1,924.61	2,400.00	475.39	1,924.61	2,400.00	475.39	2,400.00
04620	Gas	1,362.83	1,400.00	37.17	1,362.83	1,400.00	37.17	1,400.00
04630	Water & Sewer	9,253.85	7,600.00	(1,653.85)	9,253.85	7,600.00	(1,653.85)	7,600.00
	Utilities	12,541.29	11,400.00	(1,141.29)	12,541.29	11,400.00	(1,141.29)	11,400.00
Landscaping								
04710	Landscaping Contract	10,485.00	8,700.00	(1,785.00)	10,485.00	8,700.00	(1,785.00)	8,700.00
04720	Landscape Extra	2,210.33	600.00	(1,610.33)	2,210.33	600.00	(1,610.33)	600.00
04730	Irrigation Repairs & Supplies	1,635.20	360.00	(1,275.20)	1,635.20	360.00	(1,275.20)	360.00
04740	Irrigation Supplies(08 use473	1,238.00	.00	(1,238.00)	1,238.00	.00	(1,238.00)	.00
	Landscaping	15,568.53	9,660.00	(5,908.53)	15,568.53	9,660.00	(5,908.53)	9,660.00
Payroll								
04822	Federal Withholding	101.04	.00	(101.04)	101.04	.00	(101.04)	.00
04823	State Withholding	2.53	.00	(2.53)	2.53	.00	(2.53)	.00
04830	State/Fed Unemployment	28.40	.00	(28.40)	28.40	.00	(28.40)	.00
04840	Workmans Compensation Ins	48.00	.00	(48.00)	48.00	.00	(48.00)	.00
	Payroll	179.97	.00	(179.97)	179.97	.00	(179.97)	.00
Reserves								
	Reserves	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES		71,909.58	70,632.00	(1,277.58)	71,909.58	70,632.00	(1,277.58)	70,632.00
Current Year Net Income/(loss)		(1,384.68)	.00	(1,384.68)	(1,384.68)	.00	(1,384.68)	.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?

One box **must** be marked:

YES NO

[Underlined portion pertains to business corporations only]

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 Jeffery Stallings Date 6-04-08 Name _____ Date _____
 Signature [Signature] Signature _____
 Title President Title _____

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

Annual Report Instruction Sheet - READ ME! PLEASE FOLLOW THESE DIRECTIONS!

This is the instruction sheet for the annual reporting process for all corporations doing business in Arizona. Every corporation must submit an annual report once a year. This annual report must be correctly filled out and submitted by the assigned due date or the corporation may be administratively dissolved or have its authority revoked by the State of Arizona. This is the only notice you will receive. According to A.R.S. §10-1622.F, penalties accrue on business corporation annual reports which are submitted late (after the due date). Corporations must use the annual report form prescribed by the Corporation Commission. **No other format is allowed.**

Please verify the business address and statutory agent and agent address information on page one. Strike out incorrect information. Correct information should be legibly written above or to the side of struck, incorrect information. Complete the remainder of the form - use the corporation's original articles of incorporation, amendment documents and corporate minutes as guides for the stock questions. **IMPORTANT:** The entirety of this document is public record, including addresses cited. *Use black or blue ink.

- Section 1.** All corporations must state their name, address, zip code, domicile state, and type (e.g., nonprofit, business, sole, professional, business trust). Please list a business phone number.
- Section 2.** All corporations must state the name and address of the current Statutory Agent for the corporation. Correct information about the Statutory Agent is vital to the legitimate authority and status of the corporation. The statutory agent must provide both a physical and mailing address. If statutory agent has a P.O. Box, then they must provide a physical description of their street address/location. New Statutory Agents must consent to their appointment by signing the appropriate line. A corporation must amend their records at the Commission anytime the Statutory Agent is changed or whenever the Agent's designated mailing address changes. Do not sign in the space provided, unless you are appointing a new agent.
- Section 3.** Foreign (out-of-state/country) corporations must state their known place of business in this state and in the jurisdiction in which they are incorporated. List the primary address in Section 1, and the secondary address in Section 3.
- Section 4.** All corporations must check the category that best describes the character of their corporation in the applicable business or nonprofit corporation area.
- Section 5.** All business corporations must indicate the number of shares which they have authorized and issued, the class and series. All business trusts must indicate the number of transferable certificates held by trustees.
- Section 6.** All business corporations must indicate the list of applicable shareholders.
- Section 7.** Please list all principal officers. All corporations must have at least one duly authorized officer, with address.
- Section 8.** Please list all directors. All corporations must have at least one director per A.R.S. §§10-803.A & 10-3803.A.
- Section 9.** All Nonprofit corporations must attach a statement of financial condition (e.g. income/expense statement, balance sheet including assets, liabilities). All other types of corporations are exempt from filing a financial disclosure. All Nonprofit Corporations must also indicate whether or not the corporation has members.
- Section 10.** All corporations must check either YES or NO in the Certificate of Disclosure. Those who check the "YES" box must supply the attachment required as explained in section 10.
- Section 11.** All corporations must check either YES or NO in the Statement of Bankruptcy, Receivership or Charter Revocation (both A and B). Those who check the "YES" box must supply the attachment required as explained in section 11.
- Section 12.** All corporations must read the declarations in this section. If they have complied, and if they have completed the Annual Report, then the applicable officer(s) listed in section 7 must acknowledge by signing and dating the report. The signer(s) shall be at least one duly authorized officer.
- Sign, Date & Mail the Check and Annual Report.** Business corporations must send \$45. Nonprofit corporations \$10. Credit cards are not accepted. Business/profit corporations are subject to penalties if their report is submitted after its assigned due date. Contact the Annual Report section at 602-542-3285 (Phoenix) or 520-628-6560 (Tucson) or by FAX at 602-542-0082 for the penalty amount due.

MAKE CHECK PAYABLE TO:
MAIL OR DELIVER TO:

ARIZONA CORPORATION COMMISSION
c/o Annual Reports - Corporations Division
1300 West Washington
Phoenix, Arizona 85007-2929

Seek professional advice from your accountant, attorney, or other knowledgeable source if you need help with any section. The Commission's web site (www.azcc.gov/Divisions/Corporations/) has more general information about annual reports and reporting requirements. The Annual Reports Section of the Corporations Division cannot give legal or tax advice, but you may call them with your other questions regarding this form at (602) 542-3285.