



WEB FORM COPY

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

AZ Corp. Commission 02801956

DUE ON OR BEFORE 06/19/2009

FILING FEE \$10.00

PLEASE READ ALL INSTRUCTIONS. 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.

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RECEIVED

JUN 02 2009

ARIZONA CORP COMMISSION CORPORATIONS DIVISION

- 1. COUNTRY CLUB MANOR HOMEOWNER'S ASSOCIATION, INC. % COPPER ROSE COMMUNITY MGMT 6601 E 22ND ST TUCSON, AZ 85710

Business Phone: (520) 888-0474 State of Domicile: ARIZONA

(Business phone is optional.)

Type of Corporation: NON-PROFIT

2.

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

Statutory Agent's Street or Physical Address, If Different. Physical Address: City, State, Zip:

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

If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below. Note that the agent address must be in Arizona. 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. Cooperative Marketing Association 15. Animal Husbandry 16. Homeowner's Association 17. Professional, commercial industrial or trade association 18. Other

5. CAPITALIZATION:

(For-profit 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:

(For-profit 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.

NONE [X] Name: Name:

Name: Name:

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

Name: JEFFREY STALLINGS Name:

Title: PRESIDENT Title:

Address: 2941 E 17TH ST Address:

TUCSON, AZ 85716

Date taking office: 2/1/2006 Date taking office:

Name: Name:

Title: Title:

Address: Address:

Date taking office: Date taking office:

8. DIRECTORS PLEASE TYPE OR PRINT CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: JOSIE TELLEZ Name:

Address: 2953 E 17TH ST Address:

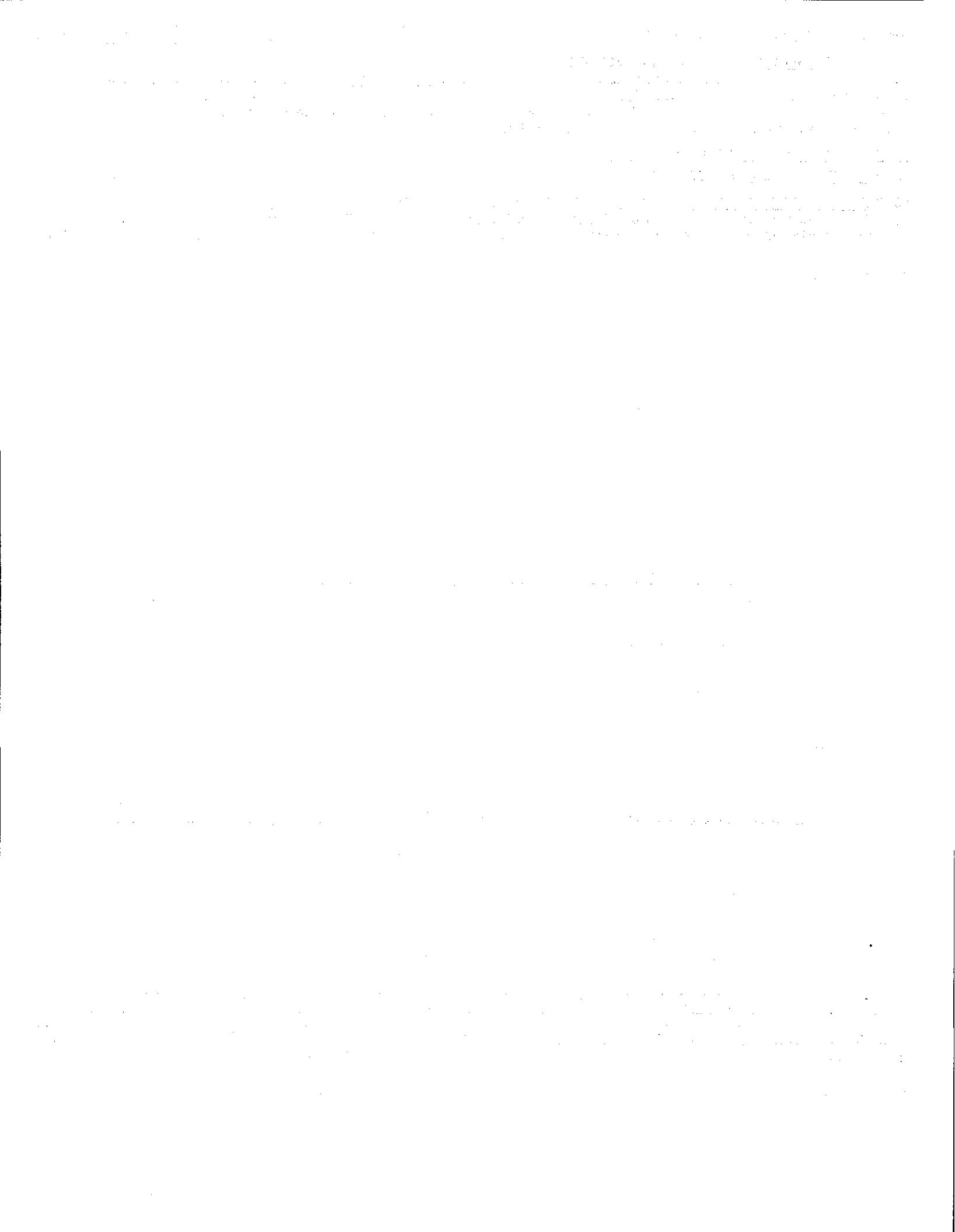
TUCSON, AZ 85716

Date taking office: 2/1/2006 Date taking office:

Name: Name:

Address: Address:

Date taking office: Date taking office:



Country Club Manor HOA

Balance Sheet
As of 12/31/08

ASSETS

Compass Operating	\$	513.13	
Compass MM Reserve		3,250.51	
Wash Fed CD2-3 1.932% 6/29/09		11,413.51	
Wash Fed CD3-1 1.932% 11-27-6		5,730.31	
TOTAL ASSETS			\$ 20,907.46

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.			\$.00
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RESERVES:

Reserve Contributions	\$	20,394.33	
Subtotal Reserves			\$ 20,394.33

EQUITY:

Retained earnings	\$	893.48	
Current Year Net Income/(Loss)		(380.35)	
Subtotal Equity			\$ 513.13

TOTAL LIABILITIES & EQUITY			\$ 20,907.46
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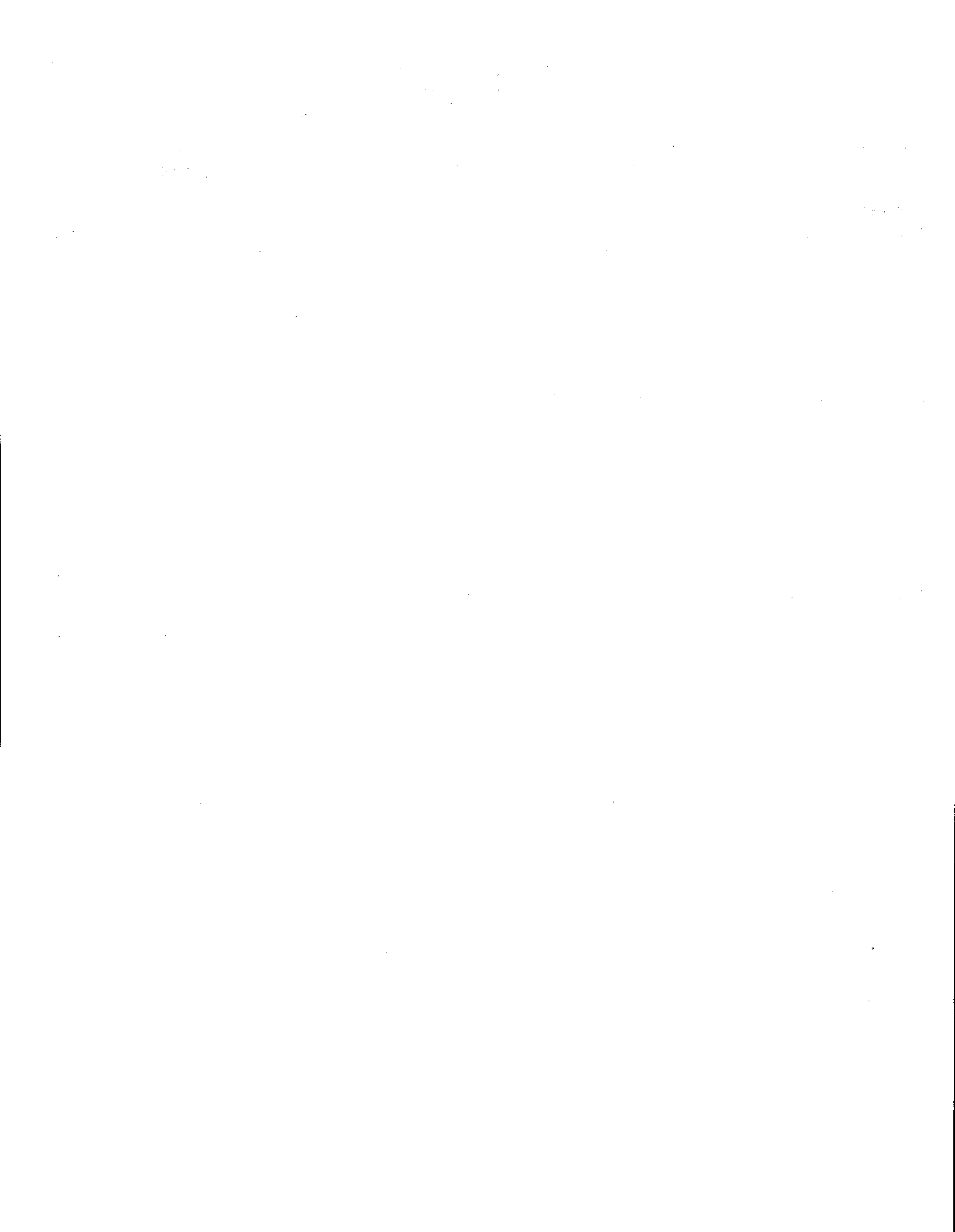


Country Club Manor HOA

Income/Expense Statement

Period: 01/01/08 to 12/31/08

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
03120	Homeowners Dues	73,570.00	75,708.00	(2,138.00)	73,570.00	75,708.00	(2,138.00)	75,708.00
03240	Laundry Income	2,376.39	2,000.00	376.39	2,376.39	2,000.00	376.39	2,000.00
03410	Late Fees	361.00	.00	361.00	361.00	.00	361.00	.00
	Subtotal Income	76,307.39	77,708.00	(1,400.61)	76,307.39	77,708.00	(1,400.61)	77,708.00
EXPENSES								
Professional & Administ								
04110	Accounting	420.00	400.00	(20.00)	420.00	400.00	(20.00)	400.00
04120	Legal-General	920.00	600.00	(320.00)	920.00	600.00	(320.00)	600.00
04200	Administrative Costs	1.66	120.00	118.34	1.66	120.00	118.34	120.00
04210	Management Fee	7,704.00	7,857.00	153.00	7,704.00	7,857.00	153.00	7,857.00
04220	Bank Fee	36.00	72.00	36.00	36.00	72.00	36.00	72.00
04240	Office Supplies	1,099.32	820.00	(279.32)	1,099.32	820.00	(279.32)	820.00
04270	General Meeting Expense	21.50	36.00	14.50	21.50	36.00	14.50	36.00
	Professional & Administ	10,202.48	9,905.00	(297.48)	10,202.48	9,905.00	(297.48)	9,905.00
Fixed Expenses								
04310	Insurance	8,265.93	8,640.00	374.07	8,265.93	8,640.00	374.07	8,640.00
04320	Taxes	45.00	220.00	175.00	45.00	220.00	175.00	220.00
04330	Property Taxes	6.72	20.00	13.28	6.72	20.00	13.28	20.00
04340	Licenses, Permits & Fees	10.00	100.00	90.00	10.00	100.00	90.00	100.00
	Fixed Expenses	8,327.65	8,980.00	652.35	8,327.65	8,980.00	652.35	8,980.00
Operating Expenses								
04530	Trash	4,032.00	4,600.00	568.00	4,032.00	4,600.00	568.00	4,600.00
	Operating Expenses	4,032.00	4,600.00	568.00	4,032.00	4,600.00	568.00	4,600.00
Common Area Maintenance								
04551	General Maintenance	1,742.24	4,000.00	2,257.76	1,742.24	4,000.00	2,257.76	4,000.00
04552	Backflow Testing & Repair	564.21	.00	(564.21)	564.21	.00	(564.21)	.00
04553	Janitorial Service & Supplies	2,102.50	.00	(2,102.50)	2,102.50	.00	(2,102.50)	.00
04554	Cooler Repairs	5,528.03	3,600.00	(1,928.03)	5,528.03	3,600.00	(1,928.03)	3,600.00
04555	Cooler Replacement	2,532.19	5,000.00	2,467.81	2,532.19	5,000.00	2,467.81	5,000.00
04556	Plumbing Repair	3,384.06	1,200.00	(2,184.06)	3,384.06	1,200.00	(2,184.06)	1,200.00
04558	Water Heater Replacement	.00	2,400.00	2,400.00	.00	2,400.00	2,400.00	2,400.00
04565	Pest Control	643.70	840.00	196.30	643.70	840.00	196.30	840.00
04571	Electric Repairs	4,488.59	1,200.00	(3,288.59)	4,488.59	1,200.00	(3,288.59)	1,200.00



Country Club Manor HOA

Income/Expense Statement Period: 01/01/08 to 12/31/08

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	<i>Common Area Maintenance</i>	20,985.52	18,240.00	(2,745.52)	20,985.52	18,240.00	(2,745.52)	18,240.00
Exterior Building Maint								
04400	Exterior Building Maintenance	.00	840.00	840.00	.00	840.00	840.00	840.00
04440	Roof Maintenance & Repair	3,680.00	2,400.00	(1,280.00)	3,680.00	2,400.00	(1,280.00)	2,400.00
04441	Road Maintenance	10,852.82	6,023.00	(4,829.82)	10,852.82	6,023.00	(4,829.82)	6,023.00
04470	Painting	60.00	600.00	540.00	60.00	600.00	540.00	600.00
	Exterior Building Maint	14,592.82	9,863.00	(4,729.82)	14,592.82	9,863.00	(4,729.82)	9,863.00
Utilities								
04610	Electric	1,365.56	2,400.00	1,034.44	1,365.56	2,400.00	1,034.44	2,400.00
04620	Gas	1,312.28	1,400.00	87.72	1,312.28	1,400.00	87.72	1,400.00
04630	Water & Sewer	11,410.50	7,800.00	(3,610.50)	11,410.50	7,800.00	(3,610.50)	7,800.00
	Utilities	14,088.34	11,600.00	(2,488.34)	14,088.34	11,600.00	(2,488.34)	11,600.00
Landscaping								
04710	Landscaping Contract	14,000.00	11,760.00	(2,240.00)	14,000.00	11,760.00	(2,240.00)	11,760.00
04720	Landscape Extra	2,113.00	1,200.00	(913.00)	2,113.00	1,200.00	(913.00)	1,200.00
04730	Irrigation Repairs & Supplies	2,998.75	960.00	(2,038.75)	2,998.75	960.00	(2,038.75)	960.00
	Landscaping	19,111.75	13,920.00	(5,191.75)	19,111.75	13,920.00	(5,191.75)	13,920.00
Payroll								
	Payroll	.00	.00	.00	.00	.00	.00	.00
Reserves								
04920	Roof Reserve/Res Contributio	600.00	600.00	.00	600.00	600.00	.00	600.00
04930	Reserve - Draw	(15,252.82)	.00	15,252.82	(15,252.82)	.00	15,252.82	.00
	Reserves	(14,652.82)	600.00	15,252.82	(14,652.82)	600.00	15,252.82	600.00
	TOTAL EXPENSES	76,687.74	77,708.00	1,020.26	76,687.74	77,708.00	1,020.26	77,708.00
	Current Year Net Income/(loss)	(380.35)	.00	(380.35)	(380.35)	.00	(380.35)	.00

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

Nonprofits – if your annual report is due on or before September 25, 2008, you **must attach** a financial statement (e.g. income/expense statement, balance sheet including assets, liabilities). If your nonprofit annual report is due after September 25, 2008, a financial statement is not required. **Cooperative marketing associations** must in all cases submit a financial statement. All other forms of corporations are exempt from filing a financial statement no matter what date the annual report was due.

ONLY NONPROFIT CORPORATIONS MUST ANSWER THIS QUESTION:

9A. MEMBERS (A.R.S. §10-11622(A)(6)) This corporation **DOES** **DOES NOT** have members.

10. CERTIFICATE OF DISCLOSURE (A.R.S. §§ 10-202(D), 10-3202(D), 10-1622(A)(8) & 10-11622(A)(7))

A. Has any person who is currently an officer, director, trustee, incorporator, or who, in a For-profit corporation, controls or holds more than 10% of the issued and outstanding common shares or 10% of any other proprietary, beneficial or membership interest in the corporation been:

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. 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" to A, 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 birth name. | 5. Date and location of birth. |
| 2. Full present name and prior names used. | 6. 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. |
| 3. Present home address. | |
| 4. All prior addresses for immediately preceding 7 year period. | |

B. Has any person who is currently an officer, director, trustee, incorporator, or who, in a For-profit corporation, controls or holds over 20% of the issued and outstanding common shares, or 20% of any other proprietary, beneficial or membership interest in the corporation, served in any such capacity or held a 20% interest in any other corporation on the bankruptcy or receivership of that other corporation?

One box must be marked: YES NO

If "YES" to B, the following information **must be submitted** as an attachment to this report for each corporation subject to the statement above.

- (a) Name and address of each corporation and the persons involved.
- (b) State(s) in which it: (i) was incorporated and (ii) transacted business.
- (c) Dates of corporate operation.

11. STATEMENT OF BANKRUPTCY OR RECEIVERSHIP (A.R.S. §§ 10-1623 & 10-11623)

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

If "Yes" to A, the following information **must be submitted** as an attachment to this report:

1. All officers, directors, trustees and major stockholders of the corporation within one year of filing the petition for bankruptcy or the appointment of a receiver. If a major stockholder is a corporation, the statement shall list the current president, chairman of the board of directors and major stockholders of such corporate stockholder. "Major stockholder" means a shareholder possessing or controlling twenty per cent of the issued and outstanding shares or twenty per cent of any proprietary, beneficial or membership interest in the corporation.
2. Whether any such person has been an officer, director, trustee or major stockholder of any other corporation within one year of the bankruptcy or receivership of the other corporation. If so, for each such corporation give:
 - (a) Name and address of each corporation;
 - (b) States in which it: (i) was incorporated and (ii) transacted business.
 - (c) Dates of operation.

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 perjury, 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 perjury 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 Jeffrey Stalling Date 5.26.09 Name _____ Date _____
 Signature [Signature] Signature _____
 Title President Title _____

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

