



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

Arizona Corporation Commission



00268213

DUE ON OR BEFORE 04/30/2001

FY00-01

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 for proper format. REFER TO THE INSTRUCTIONS ON PAGE 4.

-0104930-0

1. VERDE VALLEY MANOR RETIREMENT CENTER, IN  
3400 E GODARD RD  
COTTONWOOD, AZ 86326

RECEIVED

FEB 26 2001

ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

Business Phone: \_\_\_\_\_ (Business phone is optional.)

State of Domicile: **ARIZONA**

Type of Corporation: **NON-PROFIT**

2. Arizona Statutory Agent: **MANGUM WALL STOOPS AND WARDEN**  
Street Address: **100 N ELDEN**  
(NOT P.O. BOX)  
City, State, Zip: **FLAGSTAFF AZ 86001-**

Use this box only if appointing a new Statutory Agent

ACC USE ONLY

Fee \$ 10 2/28/01

Penalty \$ \_\_\_\_\_

Reinstate \$ \_\_\_\_\_

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

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

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Accounting          | <input type="checkbox"/> 20. Manufacturing                   |
| <input type="checkbox"/> 2. Advertising         | <input type="checkbox"/> 21. Mining                          |
| <input type="checkbox"/> 3. Aerospace           | <input type="checkbox"/> 22. News Media                      |
| <input type="checkbox"/> 4. Agriculture         | <input type="checkbox"/> 23. Pharmaceutical                  |
| <input type="checkbox"/> 5. Architecture        | <input type="checkbox"/> 24. Publishing/Printing             |
| <input type="checkbox"/> 6. Banking/Finance     | <input type="checkbox"/> 25. Ranching/Livestock              |
| <input type="checkbox"/> 7. Barbers/Cosmetology | <input type="checkbox"/> 26. Real Estate                     |
| <input type="checkbox"/> 8. Construction        | <input type="checkbox"/> 27. Restaurant/Bar                  |
| <input type="checkbox"/> 9. Contractor          | <input type="checkbox"/> 28. Retail Sales                    |
| <input type="checkbox"/> 10. Credit/Collection  | <input type="checkbox"/> 29. Science/Research                |
| <input type="checkbox"/> 11. Education          | <input type="checkbox"/> 30. Sports/Sporting Events          |
| <input type="checkbox"/> 12. Engineering        | <input type="checkbox"/> 31. Technology(Computers)           |
| <input type="checkbox"/> 13. Entertainment      | <input type="checkbox"/> 32. Technology(General)             |
| <input type="checkbox"/> 14. General Consulting | <input type="checkbox"/> 33. Television/Radio                |
| <input type="checkbox"/> 15. Health Care        | <input type="checkbox"/> 34. Tourism/Convention Services     |
| <input type="checkbox"/> 16. Hotel/Motel        | <input type="checkbox"/> 35. Transportation                  |
| <input type="checkbox"/> 17. Import/Export      | <input type="checkbox"/> 36. Utilities                       |
| <input type="checkbox"/> 18. Insurance          | <input type="checkbox"/> 37. Veterinary Medicine/Animal Care |
| <input type="checkbox"/> 19. Legal Services     | <input type="checkbox"/> 38. Other _____                     |

NON-PROFIT CORPORATIONS

- |  |
|--|
| <input type="checkbox"/> 1. Charitable   |
| <input type="checkbox"/> 2. Benevolent   |
| <input type="checkbox"/> 3. Educational  |
| <input type="checkbox"/> 4. Civic  |
| <input type="checkbox"/> 5. Political  |
| <input type="checkbox"/> 6. Religious  |
| <input type="checkbox"/> 7. Social   |
| <input type="checkbox"/> 8. Literary   |
| <input type="checkbox"/> 9. Cultural   |
| <input type="checkbox"/> 10. Athletic  |
| <input type="checkbox"/> 11. Science/Research  |
| <input type="checkbox"/> 12. Hospital/Health Care  |
| <input type="checkbox"/> 13. Agricultural  |
| <input type="checkbox"/> 14. Animal Husbandry  |
| <input type="checkbox"/> 15. Homeowner's Association                                     |
| <input type="checkbox"/> 16. Professional, commercial<br>industrial or trade association |
| <input checked="" type="checkbox"/> 17. Other <b>SUBSIDIZED HOUSING</b>                  |

**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.

-0104930-0

Number of Shares/Certificates Authorized

Class

Series Within Class (if any)

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.

Name: \_\_\_\_\_ Name: \_\_\_\_\_

NONE ☐

Name: \_\_\_\_\_ Name: \_\_\_\_\_

**7. OFFICERS**

Please Type or Print Clearly.

Name: SEE ATTACHED LIST

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Date taking office: \_\_\_\_\_

Date taking office: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Date taking office: \_\_\_\_\_

Date taking office: \_\_\_\_\_

**8. DIRECTORS**

Please Type or Print Clearly.

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Date taking office: \_\_\_\_\_

Date taking office: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Date taking office: \_\_\_\_\_

Date taking office: \_\_\_\_\_



**BOARD OF DIRECTORS  
2000-2001**

**PRESIDENT:**

**JOHN RYAN**  
P.O. Box 1963  
Cottonwood, AZ 86326  
Home Phone: 634-9674  
Work Phone: 639-0161

**VICE-PRESIDENT:**

**BALTAZAR LOZANO**  
P.O. Box 1238  
Cottonwood, AZ 86326  
Home Phone: 634-8519

**SECRETARY / TREASURER:**

**BARBARA CHAVEZ**  
326 Beech Street  
Cottonwood, AZ 86326  
Home Phone: 634-2078

**MIKE BERGEN**

4481 Wild Stallion Trail  
Cottonwood, AZ 86326  
Home Phone: 646-9051  
Work Phone: 634-3685 Ext.-170

**ERIC HUMMEL**

1050 N. 4<sup>th</sup> St.  
Cottonwood, AZ 86326  
Home Phone: 639-0718  
Work Phone: 634-2123

**DARLENE CALVERT-SMITH**

752 N. Main St.  
Cottonwood, AZ 86326  
Work Phone: 634-5509

**NANCY KORES**

P.O. Box 1025  
Cottonwood, AZ 86326  
Home Phone: 634-5405

**CARROLL GABRIELSON**

2085 Cayuse Trail  
Cottonwood, AZ 86326  
Home Phone: 646-6614

**RUTH WICKS**

P.O. Box 223  
Clarkdale, AZ 86324  
Home Phone: 634-8507

ALL OFFICERS & DIRECTORS TOOK OFFICE IN JUNE 2000

02/07/01

## Verde Valley Manor Retirement Center, Inc. ✓

**Balance Sheet**

As of December 31, 2000

	Dec 31, '00
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Petty Cash</b>	
RD Petty Cash	242.50
HUD Petty Cash	7.50
<b>Total Petty Cash</b>	250.00
<b>Operating Acct (BO 1496)</b>	14,199.67
<b>Resident Svcs Acct (BO)</b>	3,614.32
<b>Revenue Accounts</b>	
RD General Fund (BO 4149)	
RD Reserve Clearing	46,248.02
RD General Fund (BO 4149) - Other	(10,082.43)
<b>Total RD General Fund (BO 4149)</b>	36,165.59
RD General Fund (YFCU)	38,294.62
RD General Fund CD (YFCU)	58,223.96
HUD Revenue (BO 5053)	28.88
<b>Total Revenue Accounts</b>	132,713.05
<b>Insurance Escrows</b>	
RD/HUD Ins Escrow (Stock 8276)	
RD Ins Escrow	23,823.73
HUD Ins Escrow	736.82
<b>Total RD/HUD Ins Escrow (Stock 8276)</b>	24,560.55
<b>Total Insurance Escrows</b>	24,560.55
<b>Replacement Reserve Accounts</b>	
<b>RD Reserve</b>	
RD Reserve CD (Natl 0219)	98,488.52
RD Reserve (BOA 9595)	63,019.23
RD Reserve (WF 8239)	49,196.13
RD Reserve CD (ASSCU)	55,986.66
RD Reserve CD2 (ASSCU)	38,546.11
RD Reserve Savings (ASSCU)	53.17
<b>Total RD Reserve</b>	305,289.82
<b>HUD Reserve</b>	
HUD Residual Receipts Fund	5,239.35
HUD Reserve (BO 5251)	3,420.28
HUD Reserve CD (BO)	22,249.24
<b>Total HUD Reserve</b>	30,908.87
<b>Total Replacement Reserve Accounts</b>	336,198.69
<b>Security Accounts</b>	
RD Security (Stock 8268)	70,072.40
HUD Security (BO 4176)	1,533.21
<b>Total Security Accounts</b>	71,605.61
<b>Total Checking/Savings</b>	583,141.89
<b>Accounts Receivable</b>	
<b>Accounts Receivable</b>	
<b>RD</b>	
Tenants	599.50
Subsidy	75,397.53
<b>Total RD</b>	75,997.03
<b>Total Accounts Receivable</b>	75,997.03
<b>Total Accounts Receivable</b>	75,997.03

02/07/01

## Verde Valley Manor Retirement Center, Inc.

**Balance Sheet**

As of December 31, 2000

	Dec 31, '00
<b>Other Current Assets</b>	
Prepaid Insurance	
RD Prepaid Insurance	10,029.35
HUD Prepaid Insurance	310.23
<b>Total Prepaid Insurance</b>	<b>10,339.58</b>
Undeposited Funds	10.00
<b>Total Other Current Assets</b>	<b>10,349.58</b>
<b>Total Current Assets</b>	<b>669,488.50</b>
<b>Fixed Assets</b>	
<b>Land</b>	
General Fund Land	85,581.42
RD Land	580,220.41
HUD Land	17,500.00
<b>Total Land</b>	<b>683,301.83</b>
<b>Street Improvements</b>	
RD Street Improvements	345,001.63
HUD Street Improvements	94.56
<b>Total Street Improvements</b>	<b>345,096.19</b>
<b>Buildings</b>	
RD Buildings	7,623,911.15
HUD Buildings	230,247.46
<b>Total Buildings</b>	<b>7,854,158.61</b>
<b>Building Equipment (Portable)</b>	
RD Building Equip (Portable)	99,751.19
HUD Building Equip (Portable)	2,967.76
<b>Total Building Equipment (Portable)</b>	<b>102,718.95</b>
<b>Furniture for Tenant Use</b>	
General Fund Bus Shelter	6,676.63
General Fund Furniture & Equip	2,310.62
RD Furniture for Tenant Use	45,614.48
HUD Furniture for Tenant Use	226.54
<b>Total Furniture for Tenant Use</b>	<b>54,828.27</b>
<b>Furnishings</b>	
RD Furnishings	207,061.61
HUD Furnishings	5,345.00
<b>Total Furnishings</b>	<b>212,406.61</b>
<b>Office Furniture &amp; Equipment</b>	
RD Office Furn & Equipment	82,856.60
HUD Office Furn & Equipment	898.71
<b>Total Office Furniture &amp; Equipment</b>	<b>83,755.31</b>
<b>Maintenance Equipment</b>	
RD Maintenance Equipment	5,595.00
HUD Maintenance Equipment	191.30
<b>Total Maintenance Equipment</b>	<b>5,786.30</b>
<b>Motor Vehicles</b>	
General Fund Vehicles	23,500.33
RD Motor Vehicles	71,505.92
HUD Motor Vehicles	244.89
<b>Total Motor Vehicles</b>	<b>95,251.14</b>
<b>Miscellaneous Fixed Assets</b>	
RD Miscellaneous Fixed Assets	35,432.00
HUD Miscellaneous Fixed Assets	189.00
<b>Total Miscellaneous Fixed Assets</b>	<b>35,621.00</b>

## Verde Valley Manor Retirement Center, Inc. ✓

**Balance Sheet**

As of December 31, 2000

02/07/01

	Dec 31, '00
Accumulated Depreciation	
General Fund Accum Depr	(29,818.00)
RD Accumulated Depreciation	(3,318,606.00)
HUD Accumulated Depreciation	(108,322.00)
Total Accumulated Depreciation	(3,456,746.00)
Construction Period Interest	
RD Construction Period Interest	404,894.15
HUD Constructn Period Interest	6,415.00
Total Construction Period Interest	411,309.15
Accumulated Amortization (CPI)	
RD Accumulated Amortization	(195,305.00)
HUD Accumulated Amortization	(2,959.00)
Total Accumulated Amortization (CPI)	(198,264.00)
Total Fixed Assets	6,229,223.36
<b>TOTAL ASSETS</b>	<b>6,898,711.86</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	55,278.66
Total Accounts Payable	55,278.66
Other Current Liabilities	
Accrued Interest	
RD Accrued Interest	49,554.12
HUD Accrued Interest	1,775.19
Total Accrued Interest	51,329.31
Accumulated Compensated Absence	
RD - Accum Compensated Absences	16,367.30
HUD Accum Compensated Absences	506.21
Total Accumulated Compensated Absence	16,873.51
Mortgage Payable - Short Term	
RD Mortgage Payable -Short Term	56,360.75
HUD Mortgage Payable-Short Term	2,710.74
Total Mortgage Payable - Short Term	59,071.49
Payroll Liabilities	
SEP IRA Payable	848.89
FICA, Medicare & Federal W/H	2,548.14
State Unemployment Payable	85.13
TSA W/H	650.00
Total Payroll Liabilities	4,132.16
Security Deposits	
Hail Deposits	100.00
RD Security Deposits	70,704.90
HUD Security Deposits	1,533.21
Total Security Deposits	72,338.11
Total Other Current Liabilities	203,744.58
Total Current Liabilities	259,023.24
Long Term Liabilities	
Mortgage Payable	
RD Mortgage Payable	6,709,441.74
HUD Mortgage Payable	227,584.54
Total Mortgage Payable	6,937,026.28
Total Long Term Liabilities	6,937,026.28

**Verde Valley Manor Retirement Center, Inc.****Balance Sheet**

As of December 31, 2000

02/07/01

	<u>Dec 31, '00</u>
<b>Equity</b>	
<b>Fund Balances</b>	
General Fund Balance	99,631.20
RD Fund Balance	(421,983.33)
HUD Fund Balance	(70,311.02)
<b>Total Fund Balances</b>	<u>(392,663.15)</u>
<b>Reserve Balances</b>	
RD Replacement Reserve	311,807.84
HUD Replacement Reserve	25,669.52
HUD Residual Receipts	5,239.35
<b>Total Reserve Balances</b>	<u>342,716.71</u>
<b>Net Income</b>	<u>(247,391.22)</u>
<b>Total Equity</b>	<u>(297,337.66)</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>6,898,711.86</u></u>

**9. FINANCIAL DISCLOSURE (A.R.S. §§10-1622.B & 10-11622.A.9)**

Nonprofit corporations **must attach** a financial statement (balance sheet including assets, liabilities and equity). All other forms of corporations are exempt from filing a financial disclosure.

**9A. MEMBERS (A.R.S. § 10-11622.A.6) Nonprofit Corporations Only**

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 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 profit 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 (A.R.S. §§10-202.D.2 & 10-3202.02)**

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and person controlling or holding more than 20% of the issued and outstanding common shares or 20% of any other proprietary, beneficial or membership interest in the corporation served in such capacity or held a 20% interest in any other corporation during the bankruptcy, receivership, or charter revocation of the other corporation? [Underlined portion pertains to profit corporations only]

One box **must** be marked:

**YES** ☐

**NO** ☒

Chapter \_\_\_\_\_ Date Filed \_\_\_\_\_ Case Number \_\_\_\_\_

If "YES", 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. 2) The state in which each corporation was  
a) incorporated b) transacted business. 3) The dates of corporate operation.

**12. SIGNATURES**

**CAUTION:** Annual Reports must be signed by a duly authorized officer. Annual Reports submitted with incorrect signatures 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 JOHN RYAN Date 2/20/01 Name \_\_\_\_\_ Date \_\_\_\_\_

Signature  Signature \_\_\_\_\_

Title PRESIDENT Title \_\_\_\_\_

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