

### **WEB FORM** COPY

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





DUE ON OR BEFORE 05/09/2014

F	IL	IN	G	FEE	\$10.0
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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. Ir

•		I reflect the current status of the	corporation.	
•	-0178562-3			
•	MOHAVE SUN VAL	LEY PROPERTY OWNE	RS ASSOCIATION, INC.	RECEIVED
	PO BOX 9563			MAV 9 1 2044
	FT MOJAVE, AZ 864	427		MAY 2 1 2014
				ARIZONA CORP. COMMISSION
	Business Phone:	128- 768-9191 (Busi	ness phone is optional.)	
	State of Domicile: A		pe of Corporation: NON-PROF	IT
J				
	Statutory Agent: MAi	RILYN E HARBUCK	Statutory Agent's Street or Phy	sical Address, If Different.
	Mailing Address: 527	2 S TAXI WAY	Physical Address:	
	City, State, Zip: FOF	RT MOHAVE, AZ 86426	City, State, Zip:	
	Penalty \$  Reinstate\$	I, (individual) or We, (corporation or	elow. Note that the agent addres limited liability company) having been dest ent until my removal or resignation pursuan	ignated the new Statutory Agent,
	Expedite \$	Signature of <i>n</i>	ew Statutory Agent	· ••••
	Resubmit\$	Dulate d Nove		
		Printed Name	of new Statutory Agent	
. :	Secondary Address:			
	Secondary Address: oreign Corporations are REQ	UIRED		

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

5. CAPITALIZATION: (For-profit Corporations and Business 170	ISTS are REQUIRED to complete this section.)
Business trusts must indicate the number of transferable certific estate.	cates held by trustees evidencing their beneficial interest in the trust
5a. Please examine the corporation's original Articles of Incor Number of Shares/Certificates Authorized Cla	
5b. Review all corporation amendments to determine if the or minutes for the number of shares issued.  Number of Shares/Certificates Issued  Cla	riginal number of shares has changed. Examine the corporation's  Series Within Class (if any)
List shareholders holding more than 20% of any class of share interest in the corporation.	es issued by the corporation, or having more than a 20% beneficial
Name:NONE	Name:
Name:	Name:
7. OFFICERS	
Name:	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	
Name:	Name:
Address:	Address:
	<del></del>
Date taking office:	Date taking office:
Name:	Name:
Address:	Address:
Date taking office:	Date taking office:

### MOHAVE SUN VALLEY PROPERTY OWNERS ASSOCIATION, Inc. P.O. Box 9563 Fort Mohave, AZ 86427

Phone: (928) 768-9192

Email: office.msvpoa@gmail.com

President/Director – Charles Simpson Vice President /Director – Pat DeGennaro Director – Stanley Gatewood Director – Trudy Stanley Director – John Ewing

**OFFICERS** -

Name: Chuck Simpson Title: President

Address: P. O. Box 9563 Fort Mohave, Az 86426

Name: Marilyn Harbuck Title: Corp Secretary Address: P. O. Box 9563 Fort Mohave, Az 86426

Name: Elizabeth Olander

Title: Treasurer

Address: P. O. Box 9563 Fort Mohave, Az 86426 Corporate Secretary – Marilyn Harbuck
Assistant Secretary – Cheri Felter
Recording Secretary – Trudy Stanley
Treasurer – Becky Olander/Judy Robinson
Signer Treas – Marilyn Harbuck, Judy Robinson,
Cathy DeGraffenreid

Fax: (928) 768-3464

Name: Pat DeGennaro Title: Vice President Address: P.O. Box 9563 Fort Mohave, Az 86426

Name: Cheri Felter Title: Asst. Secretary Address: P.O. Box 9563 Fort Mohave, Az 86426

Name: Judy Robinson Title: asst. treasurer Address: P.O. Box 9563 Fort Mohave, Az 86426

Name: Trudy Stanley Title: Recording Secretary Address: P O. Box 9563 Fort Mohave, AZ. 86426

#### **DIRECTORS:**

Name: Chuck Simpson Address: P. O. Box 9563 Fort Mohave, Az 86426

Name: Stanley Gatewood Address: P. O. Box 9563 Fort Mohave, Az 86426 Name: Pat DeGennaro Address: P.O. Box 9563 Fort Mohave, Az 86426 Name: John Ewing Address: P.O. Box 9563 Fort Mohave, Az 86426

Name: Trudy Stanley Address: P.O. Box 9563 Fort Mohave, Az 86426

# JOHNSON & BULL, CPA'S, PLLC

Certified Public Accountants

Allen L. Johnson, CPA Brandon Bull, CPA 3003 Highway 95, Suite 21 Bullhead City, Arizona 86442 (928) 763-4313 Fax (928) 763-7972

## INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To The Board of Directors Mohave Sun Valley Property Owners Association, Inc. Bullhead City, Arizona

We have compiled the accompanying statement of assets, liabilities and fund balance - income tax basis of Mohave Sun Valley Property Owners Association, Inc.(a corporation) as of December 31, 2013, and the related statement of revenues and expenses - income tax basis, statement of changes in fund balance - income tax basis, and statement of cash flows - income tax basis for the year then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles accepted in the United States.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Johnson & Bull, CPA's, PLLC

February 05, 2014

# MOHAVE SUN VALLEY PROPERTY OWNERS ASSOCIATION, INC. STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCE - INCOME TAX BASIS December 31, 2013

#### **ASSETS**

Current Assets Cash in bank - operating Cash in bank - savings Cash in bank - reserve Accounts receivable Total Current Assets	\$ 1,036.54 290.01 76,021.20 240.00	\$	77,587.75
Property and Equipment Improvements Machinery and equipment	53,255.42 575.00		
Total Property and Equipment Less: accumulated depreciation	53,830.42 (49,018.00)		
Property and Equipment, Net			4,812.42
	TOTAL ASSETS	_\$_	82,400.17
LIABILITIES AND FUND BALANCE	·		
Current Liabilities Clean-up deposits State income tax payable	\$ 3,000.00 50.00		
Total Current Liabilities		\$	3,050.00
Total Liabilities			3,050.00
Fund Balance Operating fund Reserve fund Total Fund Balance	3,038.94 76,311.23		79,350.17
TOTAL LIABILITIES	AND FUND BALANCE	\$	82,400.17

# MOHAVE SUN VALLEY PROPERTY OWNERS ASSOCIATION, INC. STATEMENT OF REVENUES AND EXPENSES - INCOME TAX BASIS For The Year Ended December 31, 2013

Revenues	
Member assessments Airfield assessments Other income Interest income	\$ 38,520.00 11,040.00 1,980.00 187.68
Total Revenues	51,727.68
Operating Expenses	
Airfield fees Bank service charges Gate and transmitter expense Professional services Annual Meeting Expense Depreciation expense Insurance Landscaping repairs Taxes & permits Office supplies & services Postage Printing Road repairs Telephone Utilities	10,800.00 8.00 43,794.77 2,940.68 509.13 3,207.00 3,034.00 827.27 174.66 705.89 719.00 118.59 29,055.00 473.55 3,967.01
Total Operating Expenses	100,334.55
Total Operating Income (Loss)	(48,606.87)
Net Income	\$ (48,606.87)

# MOHAVE SUN VALLEY PROPERTY OWNERS ASSOCIATION, INC. STATEMENT OF CHANGES IN FUND BALANCE - INCOME TAX BASIS For The Year Ended December 31, 2013

Fund Balance	Operating Fund	Reserve Fund	
Beginning balance	\$ 4,586.49	\$ 123,370.55	
Net income (loss) Change in Fund Balance	(1,547.55) (1,547.55)	(47,059.32) (47,059.32)	
Ending Balance	\$ 3,038.94	\$ 76,311.23	

# MOKFAVE SUN VALLEY PROPERTY OWNERS ASSOCIATION, INC. STATEMENT OF CHANGES IN FUND BALANCE - INCOME TAX BASIS For The Year Ended December 31, 2013

	\$	(48,606.87)
\$ 3,207.00		
(240.00)		
 (2,000.00)		
		967.00
		(47,639.87)
		•
 		_
		(47,639.87)
		124,987.62
	\$	77,347.75
\$	(240.00)	\$ 3,207.00 (240.00)

# MOHAVE SUN VALLEY PROPERTY OWNERS ASSOCIATION, INC. NOTES TO THE FINANCIAL STATEMENTS For The Year Ended December 31, 2013

### NOTE 1 - NATURE OF ORGANIZATION

Mohave Sun Valley Property Owners Association, Inc. is a homeowners association incorporated January 1, 1991, in the State of Arizona. The Association is responsible for the operation and maintenance of the common property within the Mohave Sun Valley development.

# NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### a) Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund - This fund is used to account for financial resources available for the general operations of the Association. Disbursements from the operating fund are generally at the discretion of the Board of Directors and property management company.

Reserve Fund - This fund is used to accumulate financial resources designated for future major repairs and replacements. Disbursements from the replacement fund may be made only for their designated purposes.

#### b) Member Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. The Board of Directors determines the annual budget and owner's assessments. Any excess assessments at year end are retained by the Association for use in the succeeding year.

#### c) Interest Income

Interest income is allocated to the appropriate operating or reserve fund in proportion to the interest-bearing deposits of each fund.

#### d) Cash and Cash Equivalents

The Association considers all cash and highly liquid investments with a maturity of three months or less when purchased to be cash and cash equivalents.

# MOHAVE SUN VALLEY PROPERTY OWNERS ASSOCIATION, INC. NOTES TO THE FINANCIAL STATEMENTS For The Year Ended December 31, 2013

# NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES(continued)

## e) Equipment and Depreciation

Property and equipment are recorded at cost. Depreciation is provided using the accelerated cost recovery system and the modified accelerated cost recovery system for financial and federal income tax purposes at rates based on the estimated useful lives of the respective assets. Maintenance and repairs are charged to expense as incurred; major renewals and betterments are capitalized. When assets are sold or retired, the related cost and accumulated depreciation are removed from the accounts and any gain or loss is included in income. Estimated lives of assets are as follows:

Improvements	7 Years
Machinery and Equipment	5 Years

#### f) Income Taxes

Homeowners associations may be taxed either as homeowners associations under Internal Revenue Code Section 528, or as regular corporations. For the year ended December 31, 2013, the Association was taxed as a corporation.

### NOTE 3 - FIXED ASSETS

The following is a summary of changes in property, plant and equipment, for the year ended December 31, 2013:

	Balance 12-31-12	Additions	Retirements	Balance 12-31-13
Improvements	\$ 53,255.42	-0-	-0-	\$ 53,255.42
Machinery and Equipment	575.00	-0-	-0-	\$ 33,233.42 575.00
Total Property	<del></del>		<u></u>	<u> </u>
and Equipment	<u>\$53,830.42</u>	<u>-0-</u>		\$ 53,830.42

Depreciation and amortization expense for the year ended December 31, 2013 totaled \$3,207.

# MOHAVE SUN VALLEY PROPERTY OWNERS ASSOCIATION, INC. NOTES TO THE FINANCIAL STATEMENTS For The Year Ended December 31, 2013

# NOTE 4 - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregate approximately \$76,311.23 at December 31, 2013, are held in separate accounts and are generally not available for operating purposes. It is the Association's policy to allocate interest earned to the appropriate fund on the proportion of the interest-bearing deposits of each fund. Interest earned on the replacement fund was approximately \$187.68 for the year ending December 31, 2013.

The Association governing documents require funds to be accumulated in the replacement fund based on estimates of the future needs for major repairs and replacements of common property components. Actual expenditures, however, may vary from the estimated amounts and the variations may be material to the financial statements taken as a whole. Therefore, amounts designated for future major repairs and replacements may not be adequate to meet anticipated future needs. If additional funds are needed, however, the Association has the right, subject to member approval, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until the necessary funds are available.

### MOHAVE SUN VALLEY PROPERTY OWNERS ASSOCIATION, Inc. P.O. Box 9563 Fort Mohave, AZ 86427

Phone: (928) 768-9192

Email: cheri.msvpoa@gmail.com

Fax: (928) 768-3464

Corporate Secretary – Marilyn Harbuck

Treasurer - Becky Olander/Judy Robinson

Signer Treas - Marilyn Harbuck, Judy Robinson,

Assistant Secretary – Cheri Felter Recording Secretary – Trudy Stanley

Cathy DeGraffenreid

President/Director – Charles Simpson Vice President /Director – Pat DeGennaro Director – Stanley Gatewood Director – Trudy Stanley Director – John Ewing

May 17, 2014

Phoenix Office of Arizona Corporations Commission 1200 W. Washington St. Phoenix, AZ 85007

Re: Annual Report

File # 0178562-3

Dear Sirs:

Attached you will find the following:

- 1) 2013 Annual report for the Mohave Sun Valley Property Owners Association, Inc.
- 2) 2013 Financial statement
- 3) Check # 2211 in the amount of \$10.00/

Harburk)

Thank you,

Maratyn E. Harbuck Corporate Secretary

Adahaya Sur Vallay Danash. Ox	unors Association Inc		
Please Enter Corporation Name: Mohave Sun Valley Property Ov	vners Association, Inc. File number 0 178562-3 Page 3		
9. <u>FINANCIAL DISCLOSURE</u> (A.R.S. §10-11622(A)(9))  Nonprofits – if your annual report is due on or before September 25, 2008, balance sheet including assets, liabilities). If your nonprofit annual report i Cooperative marketing associations must in all cases submit a financi financial statement no matter what date the annual report was due.	s due after September 25, 2008, a financial statement is not required.		
ONLY NONPROFIT CORPORATIONS MUST ANSWER THIS QUESTION			
9A. <u>MEMBERS</u> (A.R.S. §10-11622(A)(6)) This (	corporation DOES DOES NOT have members.		
A. A. Has any person who is currently an officer, director, trustee, incorporation of the issued and outstanding common shares or 10% of any or been:	ator, or who, in a For-profit corporation, controls or holds more than		
<ol> <li>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?</li> <li>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?</li> <li>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:         <ul> <li>(a) fraud or registration provisions of the securities laws of that jurisdiction, or</li> <li>(b) the consumer fraud laws of that jurisdiction?</li> </ul> </li> </ol>			
	One box must be marked: YES I NO		
<ul> <li>If "YES" to A, the following information must be submitted as ar actions stated in Items 1 through 3 above.</li> <li>1. Full birth name.</li> <li>2. Full present name and prior names used.</li> <li>3. Present home address.</li> <li>4. All prior addresses for immediately preceding 7 year period.</li> </ul>	5. Date and location of birth. 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.		
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 U 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)

- Has the <u>corporation</u> filed a petition for bankruptcy or appointed a receiver? <u>One box must be marked:</u> 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 d	ated by at least one duly authorized officer or they will be rejected.
	x returns required by Title 43 of the Arizona Revised Statutes have been
	e 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.
NARILYNE THRENCH SIGNING FOR Name CHUCK SIMPSON Date	Name MARIL VNIFHAR BUCKDate 5/19/2014
Signature PRESideNt	Signature Warilant Harburk
Title President	Title Corporate Secretary
(Signator(s) must be duly authorized co	rporate officer(s) listed in section 7 of this report
AR:0046	Arizona Corporation Commission