

2021 ANNUAL REPORT

ENTITY INFORMATION

ENTITY NAME: VERDE VILLAGE PROPERTY OWNERS' ASSOCIATION
ENTITY ID: 00881304
ENTITY TYPE: Domestic Nonprofit Corporation
CHARACTER OF BUSINESS: Property Owners Association
AUTHORIZED SHARES:
ISSUED SHARES:

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: Ross Henry Ferretti
PHYSICAL ADDRESS: 4855 E. Broken Saddle Dr., COTTONWOOD, AZ 86326
MAILING ADDRESS:

KNOWN PLACE OF BUSINESS

Att: Treasurer-Ferretti, 4855 BROKEN SADDLE DR , COTTONWOOD, AZ 86326

PRINCIPAL OFFICE ADDRESS

PRINCIPAL INFORMATION

Director: Patti Greeneltch - 4855 E. Broken Saddle Dr., COTTONWOOD, AZ, 86326, USA - vvpoayavcty@outlook.com - Date of Taking Office: 03/10/2020
President: Patti Greeneltch - 4855 BROKEN SADDLE DR, COTTONWOOD, AZ, 86326, USA - vvpoayavcty@outlook.com - Date of Taking Office: 03/10/2020
Secretary: Peggy Barksdale - 4855 BROKEN SADDLE DR, COTTONWOOD, AZ, 86326, USA - vvpoayavcty@outlook.com - Date of Taking Office: 03/10/2020
Treasurer: Ross Ferretti - 4855 Broken Saddle Dr., Cottonwood, AZ, 86326, USA - vvpoa.treas@outlook.com - Date of Taking Office: 11/01/2020
Vice-President: Daisie Mckune-Ferretti - 4855 BROKEN SADDLE DR, COTTONWOOD, AZ, 86326, USA - vvpoayavcty@outlook.com - Date of Taking Office: 04/06/2021
Vice-President: Gwendolyn Kielblock - 4855 BROKEN SADDLE DR, COTTONWOOD, AZ, 86326, USA - vvpoayavcty@outlook.com - Date of Taking Office: 04/06/2021

SIGNATURE

President: Patti Greeneltch - 09/26/2021

Associatio

Statement of Activity
January - December 2020

	TOTAL
Revenue	
Activities Income Pool	7,624.85
Activities Income, Dinners	3,917.00
Activities Income, Misc Activities	926.80
Bingo Income	0.00
Non-Profit Revenue	0.00
Total Bingo Income	0.00
Discounts/Refunds Given	451.74
Donations to Association	5,300.57
Pool	9.00
Total Donations to Association	5,309.57
Donations to Kitchen Committee	55.75
Grant Income	
Grants Received	3,000.00
Total Grant Income	3,000.00
Hall Rental Income	4,850.00
Discounts/Refunds Given	-1,035.00
Total Hall Rental Income	3,815.00
Membership Dues - Regular	18,235.00
Raffle Income	132.00
Sales of Product Revenue	880.00
Total Revenue	\$44,347.71
Cost of Goods Sold	
Cost of Goods Sold - Pool	679.49
Cost of Goods Sold -- Dinners	2,072.26
Total Cost of Goods Sold	\$2,751.75
GROSS PROFIT	\$41,595.96
Expenditures	
Advertising	64.08
Bank Fees	45.00
Computer & Internet Svcs	482.16
Cottonwood Ditch	246.00
Custodial Services	7,800.00
Depreciation Expense	3,160.00
Document Recording Fees	10.00
Insurance Expense	
Directors & Officers	994.00
General Liability	6,064.40
Total Insurance Expense	7,058.40

Verde Village Property Owners Associatio

Statement of Activity

January - December 2020

	TOTAL
License and Permit Fees	365.00
Pool License & Permit Fees	360.00
Total License and Permit Fees	725.00
Meals & Entertainment	16.00
Misc Expenses	1,333.21
Misc Pool Expenses	2,216.46
Office Supplies	773.75
Pest Control	150.00
Postage and Delivery	2,197.53
Printing and Copy Svcs	793.58
Reconciliation Discrepancies	34.62
Repairs & Maintenance	87.94
Apartment	141.45
General	4,646.63
Pond Repair & Maintenance	371.71
Pool	1,032.15
Total Repairs & Maintenance	6,279.88
Software Applications	728.66
Stipend	100.00
Supplies	217.86
Halloween	113.85
Total Supplies	331.71
Taxes	200.00
Property Taxes	52.80
Total Taxes	252.80
Telephone Expenses	1,682.84
Utilities	
Electricity, Club House	3,037.39
Electricity, Pond	1,878.24
Electricity, Pool	1,014.24
Gas	1,272.00
Total Utilities	7,201.87
Waste Removal	725.50
Total Expenditures	\$44,409.05
NET OPERATING REVENUE	\$ -2,813.09
Other Revenue	
Interest & Dividends Earned	14.07
Sale of Asset	21,869.82
Total Other Revenue	\$21,883.89

Verde Village Property Owners Associatio

Statement of Activity
January - December 2020

	TOTAL
Other Expenditures	
Reconciliation Discrepancies-1	202.95
Total Other Expenditures	\$202.95
NET OTHER REVENUE	\$21,680.94
NET REVENUE	\$18,867.85

Verde Village Property Owners Association

Statement of Financial Position

As of December 31, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
BINGO ACCOUNT	205.74
_OneAZ CU - Business Checking	1,118.74
_OneAZ CU - Business Savings	24,514.22
Total Bank Accounts	\$25,838.70
Other Current Assets	
Petty Cash	70.00
Total Other Current Assets	\$70.00
Total Current Assets	\$25,908.70
Fixed Assets	
Accumulated Depreciation	-66,552.00
Furniture and Equipment	9,002.00
Land & Buildings	123,240.00
Total Fixed Assets	\$65,690.00
TOTAL ASSETS	\$91,598.70
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Balance Equity	13,901.95
Temp. Restricted Net Assets	80,221.00
Unrestricted Net Assets	-21,392.10
Net Revenue	18,867.85
Total Equity	\$91,598.70
TOTAL LIABILITIES AND EQUITY	\$91,598.70