



2009 ANNUAL REPORT

The year of 2009 has been one of focus for Community Homes of Patagonia. One of CHOP's top priorities was to acquire a suitable property for its first project. In November, CHOP's Land Acquisition/Project Development Committee recommended to the Board of Directors the acquisition of a specific parcel located within the Patagonia Town limits which has a building site out of the 100-year floodplain. With the assistance of Jean Miller, CHOP Committee Member and local realtor, CHOP entered into a purchase offer contract with the property owner on December 10th.

Both CHOP and the property owner have a number of contingencies to accomplish within the inspection period, February 23, 2010 and before the Close of Escrow date, March 15, 2010. CHOP's major responsibility is raising sufficient funds to cover the purchase price of the property, an Extended Owner's Title Policy, and the environmental site assessments required by Public Funders.

Due to many generous donations and pledges to CHOP's Capital Fund, on-going grant support from the Patagonia Regional Community Foundation, and recent individual pledges, we are off to fine start. CHOP continues to pursue individual donations, as well as foundation and corporate grants to raise the balance of needed funds. CHOP continues to count on the generous support of its Members, Resource People, and the Community to accomplish its mission of providing affordable homeownership in the Patagonia Area. If you want to make a tax-deductible donation or refer individuals, foundations, or businesses that welcome the opportunity to contribute to this charitable effort please contact CHOP. For a complete update on CHOP's current property acquisition, please join us at the Annual Membership Meeting January 30, 2010 at Patagonia Community Church.

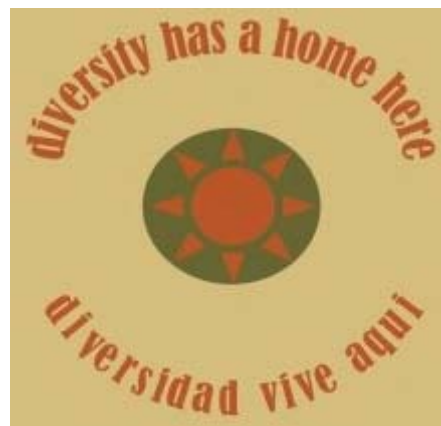
**CHOP's 4th Annual Membership Meeting & Annual Board Meeting
SAT., January 30, 2010, 2:00 PM, Thurber Hall, Community Church**

During 2009 CHOP was also able to devote energy to provide opportunities to potential homeowners, community residents whom we serve; expand community awareness of our organization and its charitable mission; and participate in two events sponsored by two of our community's valuable organizations. Please see page two of this Annual Report.

COMMUNITY HOMES OF PATAGONIA, INC., P.O. BOX 1063, Patagonia, AZ 85624
Phone: (520) 394-9051, E-MAIL: info@chopatagonia.org, WEBSITE: www.chopatagonia.org.

CHOP's 2009 HIGHLIGHTS

- January 31st CHOP's Annual Membership Meeting and Annual Board Meeting – six representatives were elected to the Board of Directors
- April 25th REBUILDING TOGETHER Event in Patagonia – Four CHOP Members participated in the home and yard improvement work party for local residents needing assistance. Patagonia resident, Walter Andrew was local facilitator
- June 17th Community Land Trust (CLT) Seminar presented by ARIZONA DEPARTMENT OF HOUSING & THE DRACHMAN INSTITUTE in Phoenix, Arizona – CHOP's Vice President and President attended the all-day seminar to learn about CLT's in Arizona. CHOP, Newtown CDC of Tempe, City of Flagstaff, and City of Tucson made presentations about their respective CLT organizations
- August 2nd KPUP Radio Interview – Julie Holding, host of 100.5 FM KPUP Radio's "Community Talk" Program interviewed CHOP's Board President. To listen to a recording of the show visit www.patagoniapubliclibrary.org, click on "KPUP Radio", "Listen to Community Talk", "Tod Bowden...", "click to listen...".
- August 8th, 15th, 22nd, 29th NOGALES COMMUNITY DEVELOPMENT Financial Literacy Course, Individual Development Accounts (IDA) – CHOP hosted Nogales CDC's presentation of financial literacy classes taught by Briggitt Baez & Santos Yescas. Eight students participated in the course which is a pre-requisite to apply for the IDA, matching savings incentive program for low-income individuals & families who are saving for a down payment on a home, post secondary education, or small business start-up.
- September 19th FIREWISE Clean-UP – CHOP participated in brush clearing project across from the Dr. Mock's Town Park ramada. Patagonia resident, Ann Mihalik, is the FIREWISE Coordinator.
- December 10th – CHOP Purchase Offer on in-Town Property
- December 24th – DARRELL'S DESIGNS completes CHOP T-shirts and Banner designs. Thank you Darrell and Hope.



A special thank you and acknowledgment to the following:

Eleanor Adams	Neldon Adams	David Ahumada	Jennie Aldrige
Judith Andrew	Walter Andrew	Anonymous	John Arnold
Meredith Aronson	Jill Babcock	Briggit Baez	Karia Basta
Susan Belt	Sylvia Benedict	E. Gage Best	Richard Boren
Tod C. Bowden	Stephen B. Boyle	David Briggie	Philip Brister
Serena Buss	Ann Caston	Linda Chase	Laura Chester
Judith Clegg	Curtis Collier	Liz Collier	Paul Collings
Yanaba Coomer	Jeffrey Cooper	Patty Cooper	Lila Davison
Lynn Davison	Yvonne Delgadillo	Sandy Deubert	George Diethorn
Gregory Droeger	Larry Englund	Jeff Evans	David Fain
Faye Finley	Paul Finley	Jerry Fitzmaurice	Ross Flanagan
Jackie Fleder	Elvia Gallaher	Kelley Gallaher	Gary Gay
Rita Gay	Meg Gilbert	Gabriela Gorman	Ann Gosline
Sally Greenleaf	Paul Harris	Randy Heiss	Darlene Hilgeman
Jack Holder	Julie Holding	Anne Huggins	Bob Hutchins
Krysa Kobryner	Dave Lambert	Winona Lamphere	Martin Levowitz
Janie Lewton	Lars Marshall	Nancy McCoy	Michael McDonald
Betsy McGee	Fred McGee	Kevin McKay	Gary McNutt
Paula McNutt	Jean Miller	Elvia Miranda	Rene Miranda
Cynthia Morriss	Ron Morriss	Kathy Morrow	Ken Morrow
Mary Munroe	Kate Musick	Murphy Musick	Betty Myers
Cornelia O'Connor	Julie Packer	Mark Perlmutter	Molly Phinny
Ted Piper	Helen Pohlig	Bernice Pomeroy	Sandra Powell
Gilbert Quiroga	Rebecca Quiroga	Donna Reibslager	Ron Reibslager
Gary Retherford	April Rivera	Gerald Rodman	Gary Romig
Adam Ross	Crystal Royce	Fred Sang	Irma Sang
Ralph Schmitt	Kathryn Schrag	Sue Scott	Susan Scott
Tam Scott	Jacques Sennyey	Marianne Shannon	Dan Speed
Marilynn Speed	Jim Sullivan	Roz Sullivan	Virginia Thiers
Ramona Tovar	Clint Trafton	Juan Urias	Isabel Van Nest
Caroline Walsh	Jack Walsh	Janet Winans	Andrea Wood
Santos Yescas			

*****SPECIAL THANKS to the following Board Directors who have served this year: Walter Andrew – Walter was one of CHOP's Initial Directors, Chair of the Private Fundraising Committee, and creator of CHOP's Capital Fund who dedicated many hours to CHOP's charitable work; Irma Sang; and Faye Finley. You have all made significant contributions to CHOP's progress. We appreciate all of your support*****

***Thank you April Rivera, Board Scribe, for all of your service to CHOP!**

***Thank you Betty Myers for all of your quality printing and letter work!**

***Thank you Donna Reibslager for your beautiful designs and artwork!**

***Thank you Juliette Pendleton for your generous Notary Public donations!**

CHOP'S CURRENT BOARD OF DIRECTORS

Janie Lewton	Serena Buss	Jeff Evans
David Fain	Ken Morrow	Jeffrey Cooper
		Tod C. Bowden

President- Tod C. Bowden, Vice President- David Fain, Treasurer- Ken Morrow. Secretary- Serena Buss

Community Homes of Patagonia, Inc.
Statement of Revenue & Expense
 January through December 2009

	<u>Jan - Dec '09</u>
Income	
4000 . Memberships	95.00
4500 . Public Grants	2,500.00
4600 . Donations	1,100.00
4610 . Donations - Capital Fund	2,800.00
4800 . Merchandise Sales	315.00
4900 . Interest & Dividends	2.01
Total Income	<u>6,812.01</u>
Gross Profit	6,812.01
Expense	
8000 . Operating & Prop Mgmt	
8010 . Accounting	425.00
8015 . Advertising & Marketing	1,774.80
8055 . Dues and Subscriptions	75.00
8070 . Fees, Permits& Licenses	50.00
8090 . Insurance	744.00
8300 . Office Supplies	7.99
8350 . Postage & Delivery	130.27
8400 . Printing & Copying	113.35
8510 . Rent Expense	15.00
8520 . Secretarial Help	367.50
8620 . Travel & Hospitality	49.77
Total 8000 . Operating & Prop Mgmt	<u>3,752.68</u>
9000 . Acquisition	
9030 . Closing Costs/ Title Ins	1,000.00
Total 9000 . Acquisition	<u>1,000.00</u>
Total Expense	<u>4,752.68</u>
Net Income	<u>2,059.33</u>

Community Homes of Patagonia, Inc.
Balance Sheet
 As of December 31, 2009

	<u>Dec 31, '09</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 . NB of AZ - Operatng Fund	4,455.71
1010 . Schwab - Capital Fund	<u>18,007.93</u>
Total Checking/Savings	22,463.64
Accounts Receivable	
1200 . Accounts Receivable	
1230 . Grants Receivable	<u>2,500.00</u>
Total 1200 . Accounts Receivable	<u>2,500.00</u>
Total Accounts Receivable	<u>2,500.00</u>
Total Current Assets	<u>24,963.64</u>
TOTAL ASSETS	<u>24,963.64</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,904.31
Net Income	<u>2,059.33</u>
Total Equity	<u>24,963.64</u>
TOTAL LIABILITIES & EQUITY	<u>24,963.64</u>

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 PO Box 1063
 Patagonia, AZ 85624**