

CORPORATION ANNUAL REPORT & CERTIFICATE OF DISCLOSURE

AZ Corp. Commission



01418003

DUE ON OR BEFORE 04/09/2005

FY04-05

The following information is required by A.R.S. §§10-1622 & 10-11622 for all corporation Statutes, Title 10. The Commission's authority to prescribe this form is A.R.S. §10-1622. 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 on page 4 for proper format.

1.

-0130440-8

BILTMORE-GREENS III HOMEOWNERS' ASSOCIATION, INC.
% CUELLAR REALTY SERVICES
1625 E NORTHERN AVE #200
PHOENIX, AZ 85020

RECEIVED
JUL 11 2005

RECEIVED
DEC 14 2005

Business Phone:

(Business phone is optional)

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

RECEIVED

2.

Statutory Agent: CUELLAR REALTY SERVICE INC

Physical Address, if Different.

Mailing Address: 1625 E NORTHERN AVE #200

Physical Address:

City, State, Zip: PHOENIX, AZ 85020

City, State, Zip:

SEP 28 2005

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

NOTE 10-04-05

NO \$ 12/15/05

Use this box only if appointing a new Statutory Agent

ACC USE ONLY

Fee \$ 10 07/14/05

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

Printed Name of new Statutory Agent

1040057

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

NON-PROFIT 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

- 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. Animal Husbandry
15. Homeowner's Association
16. Professional, commercial
Industrial or trade association
17. Other

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.**

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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)
		-0130440-8

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:** (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.

**NONE**

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

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

**7. OFFICERS** Please Type or Print Clearly. You Must List at Least One.

Name: Robert S. Zelen Jr

Title: Treasurer

Address: 3166 E. Claremont  
Phx. Az 85016

Date taking office: 1-1-05

Name: BENJAMIN BLOW

Title: Vice President

Address: 3101 E Maryland Ave  
PHOENIX, AZ 85016

Date taking office: 1-1-05

Name: DON CONROY

Title: PRESIDENT

Address: 6139 N. 31<sup>ST</sup> COURT  
Phoenix, AZ 85016

Date taking office: 1-1-05

Name: Geoff Beck

Title: Secretary

Address: 3165 E Marlette Ave.  
Phoenix, AZ 85016

Date taking office: 1-1-05

**8. DIRECTORS** Please Type or Print Clearly. You Must List at Least One.

Name: John Drendel

Address: 6234 N. 31<sup>ST</sup> Street  
Phoenix, AZ 85016

Date taking office: 1-1-05

Name: Johetta Williams

Address: 6113 N. 31<sup>ST</sup> COURT  
Phoenix, AZ 85016

Date taking office: 1-1-05

Name: NICK W. HUCKS

Address: 3157 E. Claremont Ave.  
Phoenix, AZ 85016

Date taking office: 1-1-05

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

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

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

BALANCE SHEET  
06/30/2005

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ASSETS

Assets	
1040-US BANK OPS	61,770.36
1050-US BANK MMA	11,575.46
1080-Bank of America-Rsvs	79,892.53
1092-Wells Fargo Paving	63,243.05
1095-Wells Fargo Reserves	25,484.42
Total Current Assets	<u>241,965.82</u>
Fixed Assets	
1500-Guardhouse 32nd St.	37,065.83
1550-Gdhse West Claremont	51,023.53
Total Fixed Assets	<u>88,089.36</u>
Total Assets	<u><u>330,055.18</u></u>

Equity

3975-Prior Year Balance	259,960.66
3980-Current Year Net	70,094.52
Total Equity	<u><u>330,055.18</u></u>

**Budget Comparison Report**  
**FOR THE SIXTH PERIOD ENDING JUNE 30, 2005**

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	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
<b>RECEIPTS</b>								
4120-Homeowner Dues	\$ 41,990	\$ 43,516	\$ 1,526	4	\$ 251,940	\$ 271,961	\$ 20,021	8
4126-Interest Income	91	236	145	159	546	1,161	615	113
4128-Late Fees	125	154	29	23	750	989	239	32
4129-Bad Debt	42	0	(42)	(100)	248	0	(248)	(100)
4131-Misc. Income	0	0	0	***	0	50	50	***
<b>Total Receipts</b>	<b>42,248</b>	<b>43,906</b>	<b>1,658</b>	<b>4</b>	<b>253,484</b>	<b>274,161</b>	<b>20,677</b>	<b>8</b>
<b>DISBURSEMENTS</b>								
<b>Landscape &amp; Streets</b>								
5220-Landscape Contract	8,333	420	7,913	95	49,998	41,220	8,778	18
5221-Landscape Supplies	1,833	1,850	(17)	(1)	10,998	4,556	6,442	59
5222-Arroyo Clean Up	583	0	583	100	3,498	0	3,498	100
5223-Plant Care/Replacmnt	208	0	208	100	1,248	0	1,248	100
5224-Tree Service	1,000	350	650	65	6,000	849	5,151	86
5225-Olive Tree Fruit Con	125	0	125	100	750	1,260	(510)	(68)
5226-Street Sweeping	162	159	3	2	972	1,113	(141)	(15)
5238-Sprinkler Maint.	1,167	2,014	(847)	(73)	6,998	4,743	2,255	32
5239-Sprinkler Supplies	583	3	580	99	3,498	1,464	2,034	58
5250-Lawn Improvement	833	2,625	(1,792)	(215)	4,998	2,625	2,373	47
5271-Misc Supplies/Repair	833	194	639	77	4,998	2,670	2,328	47
<b>Total Landscape &amp; Streets</b>	<b>15,660</b>	<b>7,615</b>	<b>8,045</b>	<b>51</b>	<b>93,956</b>	<b>60,500</b>	<b>33,456</b>	<b>36</b>
<b>Guardhouse Expenses:</b>								
6010-Gd Gate Installation	0	0	0	***	0	156	(156)	***
6020-Telephone/Guardhouse	108	54	54	50	648	449	199	31
6021-Electric/Guardhouse	150	204	(54)	(36)	900	1,203	(303)	(34)
6025-Water/Guardhouse	127	0	127	100	762	99	663	87
6300-Security Service	14,631	15,889	(1,258)	(9)	87,786	82,395	5,391	6
6310-Maintenance/Guardhs	250	58	192	77	1,500	8,229	(6,729)	(449)
6320-Poomes/Guardhouse	208	0	208	100	1,248	(25)	1,273	102
<b>Total Guardhouse Expenses</b>	<b>15,474</b>	<b>16,205</b>	<b>(731)</b>	<b>(5)</b>	<b>92,844</b>	<b>92,506</b>	<b>338</b>	<b>0</b>
<b>Utilities:</b>								
7010-Electric	1,125	1,130	(5)	(0)	6,758	7,241	(483)	(7)
7015-Water/Sewer	6,333	8,002	(1,669)	(26)	37,998	30,407	7,591	20
<b>Total Utilities</b>	<b>7,458</b>	<b>9,132</b>	<b>(1,674)</b>	<b>(22)</b>	<b>44,748</b>	<b>37,648</b>	<b>7,100</b>	<b>16</b>
<b>Administrative:</b>								
7300-Management Fee	1,610	1,610	0	0	9,660	9,660	0	0
7301-Office Supplies	158	129	29	18	948	1,005	(57)	(6)
7302-Printing	58	32	26	45	348	191	157	45
7303-Postage	33	16	17	52	198	109	89	45

Prepared By: Coellar Realty Services, Inc

**Budget Comparison Report**  
**FOR THE SIXTH PERIOD ENDING JUNE 30, 2005**

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	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
305-Accounting	\$ 19	\$ 0	\$ 19	100	\$ 111	\$ 1,071	\$ (960)	(865)
315-Legal Fees	42	1,216	(1,174)	(999)	248	1,476	(1,228)	(495)
317-Restate Statement Fee	0	72	(72)	***	0	222	(222)	***
320-Misc. Admin. Expense	42	0	42	100	248	(579)	827	333
<b>Total Administrative</b>	<b>1,962</b>	<b>3,075</b>	<b>(1,113)</b>	<b>(57)</b>	<b>11,761</b>	<b>13,155</b>	<b>(1,394)</b>	<b>(12)</b>
<b>General:</b>								
8225-Insurance	208	0	208	100	1,248	257	991	79
8235-Annual Meeting	17	0	17	100	98	0	98	100
8236-Property Taxes	17	0	17	100	98	0	98	100
8246-Income Taxes	25	0	25	100	150	0	150	100
<b>Total General</b>	<b>267</b>	<b>0</b>	<b>267</b>	<b>100</b>	<b>1,594</b>	<b>257</b>	<b>1,337</b>	<b>84</b>
<b>Total Disbursements</b>	<b>40,821</b>	<b>36,027</b>	<b>4,794</b>	<b>12</b>	<b>244,903</b>	<b>204,066</b>	<b>40,837</b>	<b>17</b>
<b>Rpts over (under) Disburse</b>	<b>1,427</b>	<b>7,879</b>	<b>6,452</b>	<b>452</b>	<b>8,581</b>	<b>70,095</b>	<b>61,514</b>	<b>717</b>
<b>Reserve Transfers</b>								
8710-Paving Reserves	1,333	0	1,333	100	7,998	5,333	2,665	33
8711-Transfer	0	0	0	***	0	(5,333)	5,333	***
<b>Net Reserves</b>	<b>1,333</b>	<b>0</b>	<b>1,333</b>	<b>100</b>	<b>7,998</b>	<b>0</b>	<b>7,998</b>	<b>100</b>
<b>Net Rpts over (under) Disb</b>	<b>94</b>	<b>7,879</b>	<b>7,785</b>	<b>999</b>	<b>583</b>	<b>70,095</b>	<b>69,512</b>	<b>999</b>

Prepared By: Culler Realty Services, Inc

Nonprofit corporations must attach a financial statement (e.g. income/expenditure statement, balance sheet including assets, liabilities). All other forms of corporations are exempt from filing a financial disclosure.

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

Only Nonprofit Corporations must answer this question.

This corporation **DOES**  **DOES NOT**  have members.

**10. CERTIFICATE OF DISCLOSURE (A.R.S. §§10-1622.A.6 & 10-11622.A.7)**

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and/or 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 business 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, RECEIVERSHIP or CHARTER REVOCATION (A.R.S. §§10-202.D.2, 10-3202.D.2, 10-1623 & 10-11623)**

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

B) Has any person serving as an officer, director, trustee or incorporator of the corporation served in any such capacity OR held or controlled over 20% of the issued and outstanding common shares, or 20% of any other proprietary, beneficial or membership interest in any other corporation which has been placed in bankruptcy, receivership or had its charter revoked, or administratively or judicially dissolved by any state or jurisdiction?

[Underlined portion pertains to business corporations only] One box must be marked: YES  NO

If "YES" to A and/or B, 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. (e.g. officer, director, trustee or major stockholder)
2. The state in which each corporation was a) incorporated b) transacted business.
3. The dates of corporate operation.
4. If any involved person (listed in #1) has been involved in any other bankruptcy proceeding within the past year, the name and address of each corporation.
5. Date, Case number and Court where the bankruptcy was filed or receiver appointed.
6. Name and address of court appointed receiver.

**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 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 <u>George S. Ziehl IV</u>	Date <u>1-8-0</u>	Name _____	Date _____
Signature <u>[Signature]</u>	Signature _____	Signature _____	Signature _____
Title <u>Treasurer</u>	Title _____	Title _____	Title _____

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