



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

AZ Corp. Commission
00674412

DUE ON OR BEFORE 04/22/2003

FY02-03

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.

RECEIVED

MAR 25 2003

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

1. -0173026-8
WARNER RANCH ASSOCIATION
% LEPIN AND RENEHAN MGMT INC
PO BOX 11330
TEMPE, AZ 85284-0023

Business Phone: _____ (Business phone is optional.)
State of Domicile: **ARIZONA** Type of Corporation: **NON-PROFIT**

2. Statutory Agent: **LEPIN AND RENEHAN MANAGEMENT I** Physical Address, if Different.
Mailing Address: **51 W ELLIOT RD #111** Physical Address:
City, State, Zip: **TEMPE, AZ 85284** City, State, Zip:

ACC USE ONLY	
Fee	\$ <u>10</u>
Penalty	\$ _____
Reinstate	\$ _____
Expedite	\$ _____
Resubmit	\$ _____

IPR
3/26/03

Use this box only if appointing a new Statutory Agent

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: 563762
(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

- 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 _____

NON-PROFIT CORPORATIONS

- 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 _____

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. Please examine the corporation's original Articles of Incorporation for the amount of **shares authorized**. 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**. **Please Print or Type Clearly.**

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. You Must List at Least One.

Name: _____ (PLEASE 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. You Must List at Least One.

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

0173026-8

**WARNER RANCH ASSOCIATION
BOARD OF DIRECTORS**

**P.O. Box 11330
Tempe, AZ 85284-0023**

<u>Name & Title</u>	<u>Address</u>	<u>Term</u>
<u>PRESIDENT</u> Melanie Zimmer	*	Elected: 09/02 Expires: 09/04
<u>VICE PRESIDENT</u> Vickie Richards	*	Elected: 09/02 Expires: 09/04
<u>SECRETARY</u> Susan Lane	*	Elected: 09/02 Expires: 09/04
<u>TREASURER</u> Rick Martillaro	*	Elected: 09/01 Expires: 09/03
<u>DIRECTOR</u> Joe Bonamo	*	Elected: 09/01 Expires: 09/03
<u>DIRECTOR</u> Stephen Smith	*	Elected: 09/02 Expires: 09/04
<u>DIRECTOR</u> Farid Melki	*	Elected: 09/02 Expires: 09/04

* P.O. Box 11330, Tempe, AZ 85284-0023

WARNER RANCH ASSOCIATION
BALANCE SHEET
As of 12/31/02

0173026.8

ASSETS

CASH/CURRENT ASSETS:

Operating/Checking Account	\$	3,587.25
Operating/Checking Acct- FNBA		49,559.73
FNBA Operating Money Market		38,263.07

Subtotal Operating Cash		<u> </u>	\$	91,410.05
-------------------------	--	-----------------------------	----	-----------

LONG TERM RESERVES:

FNBA Long Term Reserve Mon Mkt	\$	57,385.99
W F Long Term Reserve Mon Mkt		62,929.78

Subtotal Long Term Reserves		<u> </u>	\$	120,315.77
-----------------------------	--	-----------------------------	----	------------

TOTAL ASSETS			\$	211,725.82
--------------	--	--	----	------------

LIABILITIES & MEMBERS' EQUITY

Liabilities:

Subtotal Liabilities		<u> </u>	\$.00
----------------------	--	-----------------------------	----	-----

Members' Equity:

Retained Earnings (Unapprop.)	\$	195,165.68
Curr Yr Rec Over/(Under) Disb		16,560.14

Subtotal Members' Equity		<u> </u>	\$	211,725.82
--------------------------	--	-----------------------------	----	------------

TOTAL LIAB. & MEMBERS EQ.			\$	211,725.82
---------------------------	--	--	----	------------

THESE STATEMENTS ARE UNAUDITED AND WITHOUT OPINION

0173026 8

WARNER RANCH ASSOCIATION
RECEIPTS AND DISBURSEMENTS STATEMENT
 Period: 12/01/02 to 12/31/02

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING RECEIPTS							
04100 Homeowner Assessments	59,308.29	.00	59,308.29	246,168.90	243,360.00	2,808.90	243,360.00
04150 NSF Homeowners Dues	.00	.00	.00	100.00	.00	100.00	.00
04300 Late Fees	.00	.00	.00	685.80	.00	685.80	.00
04600 Lien Fee	75.00	.00	75.00	1,575.00	.00	1,575.00	.00
04610 Sm Claims Fee	90.08	.00	90.08	540.08	.00	540.08	.00
04620 Sm Claims Filing Fee	.00	.00	.00	96.00	.00	96.00	.00
04630 Process Service Fee	.00	.00	.00	216.00	.00	216.00	.00
04640 Lien Release Fee	25.00	.00	25.00	325.00	.00	325.00	.00
04650 Legal Fees	226.79	.00	226.79	336.87	.00	336.87	.00
04680 Fines	170.00	.00	170.00	1,740.00	.00	1,740.00	.00
04900 Miscellaneous Receipts	2.00	666.74	(664.74)	8,032.00	8,000.00	32.00	8,000.00
04901 Damage Restitution	.00	.00	.00	650.00	.00	650.00	.00
Subtotal Operating Receipts	59,897.16	666.74	59,230.42	260,465.65	251,360.00	9,105.65	251,360.00
OTHER RECEIPTS							
08010 Operating Interest-FNBA	8.58	.00	8.58	9.12	.00	9.12	.00
08012 Reserve MM-Interest	55.90	.00	55.90	1,643.92	.00	1,643.92	.00
08014 Wells Fargo MM Interest	37.41	.00	37.41	456.26	.00	456.26	.00
Subtotal Other Receipts	101.89	.00	101.89	2,109.30	.00	2,109.30	.00
TOTAL RECEIPTS	59,999.05	666.74	59,332.31	262,574.95	251,360.00	11,214.95	251,360.00
OPERATING DISBURSEMENTS							
Landscape Maintenance:							
05118 Aerate/Dethatch	.00	.00	.00	1,900.00	3,000.00	1,100.00	3,000.00
05109 Exterminating	.00	.00	.00	870.00	500.00	(370.00)	500.00
05122 Fence/Wall Painting	.00	.00	.00	1,804.01	.00	(1,804.01)	.00
05120 Granite/Rock Landscape	.00	.00	.00	.00	3,000.00	3,000.00	3,000.00
05114 Landscaping Contract	5,600.00	5,600.00	.00	67,200.00	67,200.00	.00	67,200.00
05113 Landscape Renovation	.00	.00	.00	5,000.00	5,000.00	.00	5,000.00
05913 Landscaps Renovations-Reserve	1,061.00	8,575.00	7,514.00	1,449.00	8,575.00	7,126.00	8,575.00
05116 Misc. Landscape Repair	.00	1,000.00	1,000.00	180.00	2,500.00	2,320.00	2,500.00
05121 Signs/Lighting/Misc.	157.12	.00	(157.12)	1,651.74	500.00	(1,151.74)	500.00
05123 Sprinkler Repairs	150.00	325.00	175.00	2,137.50	2,800.00	662.50	2,800.00
05912 Structural/Painting-Reserves	.00	.00	.00	9,394.04	.00	(9,394.04)	.00
05117 Tree Storm Damage	.00	.00	.00	2,255.00	1,400.00	(855.00)	1,400.00
05115 Tree Trimming	275.00	3,402.00	3,127.00	10,429.00	14,780.00	4,351.00	14,780.00
Subtotal Maintenance	7,243.12	18,902.00	11,658.88	104,270.29	109,255.00	4,984.71	109,255.00

0173026-8

WARNER RANCH ASSOCIATION
RECEIPTS AND DISBURSEMENTS STATEMENT
 Period: 12/01/02 to 12/31/02

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Landscape Supplies:							
05219 Fertilizer-Queen Palm	.00	.00	.00	1,215.00	1,815.00	600.00	1,815.00
05218 Fertilizer-Shrub	.00	.00	.00	1,000.00	1,000.00	.00	1,000.00
05217 Fertilizer-Turf	750.00	.00	(750.00)	7,500.00	7,500.00	.00	7,500.00
05220 Flowers	.00	100.00	100.00	367.50	1,500.00	1,132.50	1,500.00
05221 Grass Seed	.00	.00	.00	6,117.50	7,500.00	1,382.50	7,500.00
05216 Landscape Supplies	.00	.00	.00	170.00	2,840.00	2,670.00	2,840.00
05222 Olive Tree Spray	.00	.00	.00	2,000.00	1,500.00	(500.00)	1,500.00
05224 Pre-emergent - Granite	.00	.00	.00	575.00	1,500.00	925.00	1,500.00
05223 Pre-emergent - Turf	.00	.00	.00	1,920.00	2,025.00	105.00	2,025.00
05124 Sprinkler Supplies	404.00	.00	(404.00)	5,767.50	2,000.00	(3,767.50)	2,000.00
05225 Tree/Plant Replacement	.00	200.00	200.00	210.00	1,500.00	1,290.00	1,500.00
Subtotal Landscape Supplies	1,154.00	300.00	(854.00)	26,842.50	30,680.00	3,837.50	30,680.00
Utilities:							
05302 Electric/Lighting	972.84	1,083.37	110.53	11,644.63	13,000.00	1,355.37	13,000.00
05309 Water	2,519.60	1,500.00	(1,019.60)	42,741.11	40,000.00	(2,741.11)	40,000.00
Subtotal Utilities	3,492.44	2,583.37	(909.07)	54,385.74	53,000.00	(1,385.74)	53,000.00
General & Admin:							
05403 Bank Charges	15.00	.00	(15.00)	30.00	.00	(30.00)	.00
05406 Collection Costs	9.00	.00	(9.00)	2,922.40	2,000.00	(922.40)	2,000.00
05500 Insurance	2,505.00	.00	(2,505.00)	7,925.05	4,643.00	(3,282.05)	4,643.00
05402 Late Assessment Admin	.00	.00	.00	2,230.80	.00	(2,230.80)	.00
05407 Management Services	3,000.00	2,925.00	(75.00)	35,925.00	35,100.00	(825.00)	35,100.00
05408 Meeting Facility Rental	.00	.00	.00	125.00	.00	(125.00)	.00
05205 Misc. General/Admin	.00	.00	.00	.00	125.00	125.00	125.00
05208 Office & Printing	166.95	250.00	83.05	3,307.74	3,429.00	121.26	3,429.00
05211 Postage	142.02	100.00	(42.02)	3,751.08	3,061.00	(690.08)	3,061.00
05405 Professional Services	4.00	.00	(4.00)	1,915.82	1,500.00	(415.82)	1,500.00
05415 Taxes & Licenses	119.62	.00	(119.62)	883.39	1,336.00	452.61	1,336.00
05401 Tax Preparation/Audit	.00	.00	.00	1,500.00	806.00	(694.00)	806.00
Subtotal General & Admin	5,961.59	3,275.00	(2,686.59)	60,516.28	52,000.00	(8,516.28)	52,000.00
TOTAL DISBURSEMENTS	17,851.15	25,060.37	7,209.22	246,014.81	244,935.00	(1,079.81)	244,935.00
NET REC. OVER/(UNDER) DISBURS	42,147.90	(24,393.63)	66,541.53	16,560.14	6,425.00	10,135.14	6,425.00

SEMI-ANNUAL RESERVE CONTRIBUTION = \$7,500.00

2003 ASSESSMENTS COLLECTED IN 2002 = \$60,691.60

2002 ASSESSMENTS COLLECTED IN 2001 = \$58,451.00

9. FINANCIAL DISCLOSURE (A.R.S. §10-11622.A.9)

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

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.8 & 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, 10-3202.02, 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 either by election or appointment as an officer, director, trustee, incorporator and/or 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 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>Melanie T. Zimmer</u>	Date <u>3/13/03</u>	Name <u>Richard A. MARTILLARO</u>	Date <u>3/13/03</u>
Signature <u>Melanie T. Zimmer</u>		Signature <u>Richard A. Martillaro</u>	
Title <u>H.O.A. President</u>		Title <u>H.O.A. Treasurer</u>	

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