



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

AZ Corp. Commission
00887775

DUE ON OR BEFORE 04/22/2004

FY03-04

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 on page 4 for proper format.

RECEIVED

MAR - 9 2004

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

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

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	\$ 10 3-11-04
Penalty	\$ _____
Reinstate	\$ _____
Expedite	\$ _____
Resubmit	\$ _____

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

Printed Name of new Statutory Agent

3. **746783**
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 _____

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)

N/A

Number of Shares/Certificates **Issued** Class Series Within Class (if any)

N/A

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: N/A Name: _____

NONE

Name: _____ Name: _____

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

Name: PLEASE SEE THE 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: PLEASE SEE THE ATTACHED LIST. Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

**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: 2002 Expires: 2004
<u>VICE PRESIDENT</u> Joe Bonamo	*	Elected: 2003 Expires: 2005
<u>SECRETARY</u> Susan Lane	*	Elected: 2002 Expires: 2004
<u>TREASURER</u> Dana Stears	*	Elected: 2003 Expires: 2005
<u>DIRECTOR</u> Stephen Smith	*	Elected: 2002 Expires: 2004
<u>DIRECTOR</u> Farid Melki	*	Elected: 2002 Expires: 2004
<u>DIRECTOR</u> Chandler Ogden	*	Elected: 2003 Expires: 2005

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

WARNER RANCH ASSOCIATION
BALANCE SHEET
As of 12/31/03

ASSETS

CASH/CURRENT ASSETS:

Operating/Checking Acct- FNBA	\$	69,721.63	
Assessment Cushion (1 month)		20,280.00	
Subtotal Operating Cash			\$ 90,001.63

LONG TERM RESERVES:

FNBA Long Term Reserve Mon Mkt	\$	2,940.81	
W F Long Term Reserve Mon Mkt		63,371.82	
Subtotal Long Term Reserves			\$ 66,312.63

TOTAL ASSETS	\$	156,314.26	
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LIABILITIES & MEMBERS' EQUITY

Liabilities:

Subtotal Liabilities	\$.00	
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Members' Equity:

Retained Earnings (Unapprop.)	\$	211,725.82	
Curr Yr Rec Over/(Under) Disb		(55,411.56)	
Subtotal Members' Equity			\$ 156,314.26

TOTAL LIAB. & MEMBERS EQ.	\$	156,314.26	
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THESE STATEMENTS ARE UNAUDITED AND WITHOUT OPINION

Main

WARNER RANCH ASSOCIATION
RECEIPTS AND DISBURSEMENTS STATEMENT
 Period: 12/01/03 to 12/31/03

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING RECEIPTS							
04100 Homeowner Assessments	62,611.71	.00	62,611.71	245,635.93	182,668.00	62,967.93	243,360.00
04150 NSF Homeowners Dues	.00	.00	.00	50.00	.00	50.00	.00
04300 Late Fees	.00	.00	.00	983.40	.00	983.40	.00
04600 Lien Fee	75.00	.00	75.00	1,275.00	.00	1,275.00	.00
04610 Sm Claims Fee	.00	.00	.00	509.92	.00	509.92	.00
04620 Sm Claims Filing Fee	.00	.00	.00	126.00	.00	126.00	.00
04630 Process Service Fee	.00	.00	.00	139.10	.00	139.10	.00
04640 Lien Release Fee	25.00	.00	25.00	325.00	.00	325.00	.00
04650 Legal Fees	.00	.00	.00	20.00	.00	20.00	.00
04680 Fines	150.00	.00	150.00	1,440.00	.00	1,440.00	.00
04900 Miscellaneous Receipts	122.00	416.74	(294.74)	180.00	5,000.00	(4,820.00)	5,000.00
Subtotal Operating Receipts	62,983.71	416.74	62,566.97	250,684.35	187,668.00	63,016.35	248,360.00
OTHER RECEIPTS							
08010 Operating Interest-FNEA	8.76	.00	8.76	172.47	.00	172.47	.00
08012 Reserve MM-Interest	22.49	.00	22.49	960.06	.00	960.06	.00
08014 Wells Fargo MM Interest	37.66	.00	37.66	442.04	.00	442.04	.00
Subtotal Other Receipts	68.91	.00	68.91	1,574.57	.00	1,574.57	.00
TOTAL RECEIPTS	63,052.62	416.74	62,635.88	252,258.92	187,668.00	64,590.92	248,360.00
OPERATING DISBURSEMENTS							
Landscape Maintenance:							
05118 Aerate/Dethatch	.00	.00	.00	2,400.00	3,000.00	600.00	3,000.00
05109 Exterminating	30.00	.00	(30.00)	560.00	500.00	(60.00)	500.00
05120 Granite/Rock Landscape	.00	.00	.00	7,315.00	3,000.00	(4,315.00)	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	2,000.00	2,000.00	2,000.00	2,000.00	.00	2,000.00
05913 Landscape Renovations-Reserve	7,526.63	.00	(7,526.63)	41,771.25	12,075.00	(29,696.25)	12,075.00
05116 Misc. Landscape Repair	.00	525.00	525.00	634.29	1,500.00	865.71	1,500.00
05121 Signs/Lighting/Misc.	80.56	.00	(80.56)	1,575.41	500.00	(1,075.41)	500.00
05123 Sprinkler Repairs	1,004.35	.00	(1,004.35)	3,633.55	2,800.00	(833.55)	2,800.00
05912 Structural/Painting-Reserves	.00	.00	.00	26,273.99	10,510.00	(15,763.99)	10,510.00
05117 Tree Storm Damage	.00	200.00	200.00	1,380.00	1,500.00	120.00	1,500.00
05115 Tree Trimming	.00	.00	.00	18,211.25	13,000.00	(5,211.25)	13,000.00
Subtotal Maintenance	14,241.54	8,325.00	(5,916.54)	172,954.74	117,585.00	(55,369.74)	117,585.00

WARNER RANCH ASSOCIATION
RECEIPTS AND DISBURSEMENTS STATEMENT
 Period: 12/01/03 to 12/31/03

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Landscape Supplies:							
05219 Fertilizer-Queen Palm	.00	.00	.00	945.00	1,800.00	855.00	1,800.00
05218 Fertilizer-Shrub	.00	.00	.00	1,000.00	1,000.00	.00	1,000.00
05217 Fertilizer-Turf	650.00	800.00	150.00	5,075.00	6,200.00	1,125.00	6,200.00
05220 Flowers	.00	.00	.00	1,825.00	2,000.00	175.00	2,000.00
05221 Grass Seed	.00	.00	.00	3,243.00	7,000.00	3,757.00	7,000.00
05216 Landscape Supplies	295.00	1,000.00	705.00	575.00	1,500.00	925.00	1,500.00
05222 Olive Tree Spray	.00	.00	.00	3,136.00	2,000.00	(1,136.00)	2,000.00
05224 Pre-emergent - Granite	300.00	.00	(300.00)	2,650.00	1,000.00	(1,650.00)	1,000.00
05223 Pre-emergent - Turf	.00	.00	.00	960.00	1,500.00	540.00	1,500.00
05124 Sprinkler Supplies	816.99	669.00	(147.99)	3,767.16	4,000.00	232.84	4,000.00
05225 Tree/Plant Replacement	194.00	.00	(194.00)	2,739.00	1,000.00	(1,739.00)	1,000.00
Subtotal Landscape Supplies	2,255.99	2,469.00	213.01	25,915.16	29,000.00	3,084.84	29,000.00
Utilities:							
05302 Electric/Lighting	2,365.01	1,225.00	(1,140.01)	12,950.55	12,000.00	(950.55)	12,000.00
05309 Water	2,822.45	4,050.00	1,227.55	38,966.35	40,000.00	1,033.65	40,000.00
Subtotal Utilities	5,187.46	5,275.00	87.54	51,916.90	52,000.00	83.10	52,000.00
General & Admin:							
05403 Bank Charges	15.00	.00	(15.00)	180.00	.00	(180.00)	.00
05406 Collection Costs	39.00	1,690.00	1,651.00	3,569.50	3,000.00	(569.50)	3,000.00
05500 Insurance	.00	4,675.00	4,675.00	2,321.00	7,000.00	4,679.00	7,000.00
05402 Late Assessment Admin	.00	.00	.00	1,560.00	.00	(1,560.00)	.00
05404 Legal Fees	.00	2,000.00	2,000.00	.00	2,000.00	2,000.00	2,000.00
05407 Management Services	3,000.00	3,000.00	.00	36,000.00	36,000.00	.00	36,000.00
05408 Meeting Facility Rental	.00	.00	.00	100.00	.00	(100.00)	.00
05205 Misc. General/Admin	20.55	40.00	19.45	58.02	125.00	66.98	125.00
05208 Office & Printing	278.19	.00	(278.19)	5,441.16	3,200.00	(2,241.16)	3,200.00
05211 Postage	44.37	300.00	255.63	2,653.39	3,000.00	346.61	3,000.00
05405 Professional Services	535.00	.00	(535.00)	4,438.60	1,400.00	(3,038.60)	1,400.00
05415 Taxes & Licenses	.00	.00	.00	(437.99)	635.00	1,072.99	635.00
05401 Tax Preparation/Audit	.00	.00	.00	1,000.00	1,000.00	.00	1,000.00
Subtotal General & Admin	3,932.11	11,705.00	7,772.89	56,883.68	57,360.00	476.32	57,360.00
TOTAL DISBURSEMENTS	25,617.10	27,774.00	2,156.90	307,670.48	255,945.00	(51,725.48)	255,945.00
NET REC. OVER/(UNDER) DISBURS	37,435.52	(27,357.26)	64,792.78	(55,411.56)	(68,277.00)	12,865.44	(7,585.00)

SEMI-ANNUAL RESERVE CONTRIBUTION = \$7,500.00

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.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 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 MELANIE T. ZIMMER Date 3/4/04 Name _____ Date _____
 Signature Melanie T. Zimmer Signature _____
 Title PRESIDENT Title _____

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