



WEB FORM
COPY

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



00654897

DUE ON OR BEFORE 04/09/2003

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.**

1. -0175211-4

TRACT 208 PROPERTY OWNERS ASSOCIATION

% EAGLE PROPERTY MANAGEMENT

PO BOX 16170

PHOENIX, AZ 85011-6170

% Eagle Commercial Realty Services
3875 N. 44th Street, #102
Phoenix, AZ 85018

* AD-DISSOLVED-FILE ANNUAL REPORT 01/14/2003; CONTACT THE COMMISSION AT 602-542-3285!

Business Phone: _____ (Business phone is optional)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

JPF COMMERCIAL REALTY SVC. LLC

2. Statutory Agent: ~~EAGLE PROPERTY MANAGEMENT~~

Physical Address, If Different.

Mailing Address: 3875 N 44TH ST #102

Physical Address:

City, State, Zip: PHOENIX, AZ 85018

City, State, Zip:

RECEIVED

FEB 11 2003

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

No \$ 3/13/03

ACC USE ONLY	
Fee	\$ 10
Penalty	\$ _____
Reinstate	\$ _____
Expedite	\$ _____
Resubmit	\$ _____

IPR 3/14/03

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

RECEIVED

3. Secondary Address:

(Foreign Corporations are
REQUIRED to complete
this section.)

MAR 11 2003

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

4. Check the one category below which best describes the CHARACTER OF BUSINESS of your corporation.

BUSINESS CORPORATIONS

- | | |
|------------------------|-------------------------------------|
| 1. Accounting | 20. Manufacturing |
| 2. Advertising | 21. Mining |
| 3. Aerospace | 22. News Media |
| 4. Agriculture | 23. Pharmaceutical |
| 5. Architecture | 24. Publishing/Printing |
| 6. Banking/Finance | 25. Ranching/Livestock |
| 7. Barbers/Cosmetology | 26. Real Estate |
| 8. Construction | 27. Restaurant/Bar |
| 9. Contractor | 28. Retail Sales |
| 10. Credit/Collection | 29. Science/Research |
| 11. Education | 30. Sports/Sporting Events |
| 12. Engineering | 31. Technology(Computers) |
| 13. Entertainment | 32. Technology(General) |
| 14. General Consulting | 33. Television/Radio |
| 15. Health Care | 34. Tourism/Convention Services |
| 16. Hotel/Motel | 35. Transportation |
| 17. Import/Export | 36. Utilities |
| 18. Insurance | 37. Veterinary Medicine/Animal Care |
| 19. Legal Services | 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)
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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 PRINT OR TYPE CLEARLY.

Name: _____ Name: _____

NONE ☐

Name: _____ Name: _____

7. OFFICERS PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: _____ Title: _____ Address: _____	Name: _____ Dan Kauffman – Vice President Title: _____ 16810 E. Avenue of The Fountains, Address: _____ #105 Address: _____ Fountain Hills, AZ 85268
--	--

Date taking office: 12/02

Date taking office: 12/02

Name: _____ Vladimir Hulpach – Secretary/Treas. Title: _____ 16439 E. Nickaus Drive Address: _____ Fountain Hills, AZ 85268	Name: _____ Title: _____ Address: _____
--	--

Date taking office: 12/02

Date taking office: _____

8. DIRECTORS PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: _____ Address: _____	Name: _____ Address: _____
--	--

Date taking office: _____

Date taking office: _____

Name: _____ Address: _____	Name: _____ Address: _____
--	--

Date taking office: _____

Date taking office: _____

0175211-4

BALANCE SHEET
FOR THE PERIOD ENDED DECEMBER 31, 2002

ASSETS

CASH		
1020-0000	OPERATING CASH	27,551.73
1030-0000	OPERATING RESERVES	1,362.65

1099-0000	TOTAL CASH	28,914.38
ACCOUNTS RECEIVABLE		-----
PREPAID EXPENSES		-----
FIXED ASSETS		-----

1989-0000	TOTAL ASSETS	28,914.38
		=====

PREPARED BY: EAGLE COMMERCIAL REALTY SERVICE
602.952.1282

0175211-4

BALANCE SHEET
FOR THE PERIOD ENDED DECEMBER 31, 2002

LIABILITIES

ACCOUNTS PAYABLE

EQUITY

2935-0000	FUND BALANCE	144,066.89
2940-0000	CURRENT EARNINGS	(115,152.51)

2989-0000	TOTAL HOA EQUITY	28,914.38

2999-0000	TTL LIABILITIES & EQUITY	28,914.38
		=====

PREPARED BY: EAGLE COMMERCIAL REALTY SERVICE
602.952.1282

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 LOWEN JANSON Date 3/31/03 Name _____ Date _____

Signature [Signature] Signature _____

Title PRESIDENT Title _____

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