



WEB FORM
COPY

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

AZ Corp. Commission



01354148



DUE ON OR BEFORE 04/09/2005

FY04-05

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

OCT - 3 2005

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

1. -0175211-4

TRACT 208 PROPERTY OWNERS ASSOCIATION
% EAGLE COMMERCIAL REALTY SERV
3875 N 44TH ST #102
PHOENIX, AZ 85018

* DELINQUENT ANNUAL REPORT 08/26/2005: CONTACT THE COMMISSION AT 602-542-3285!

Business Phone: 602.952.1282 (Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2. Statutory Agent: JPF COMMERCIAL REALTY SERVICE Physical Address, If Different:
Mailing Address: 3875 N 44TH ST #102 85018 Physical Address:
City, State, Zip: PHOENIX, AZ 85018 City, State, Zip:

ACC USE ONLY

Fee \$ 10 10/12/05

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. 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

- ☐ 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
- ☐ 17. 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 PRINT OR TYPE CLEARLY.

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)
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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)
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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: Lowell Janson Name: _____

Title: President Title: _____

Address: 13216 N. Verde River Drive Address: _____

Fountain Hills, AZ 85268 _____

Date taking office: 12/2/04 Date taking office: _____

Name: _____ Name: _____

Title: _____ Title: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

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

Name: Daniel Kauffman Name: Barbara Pederson

Address: 16810 E. Avenue of the Fountains #105 Address: 16038 Pincushion Way

Fountain Hills, AZ 85268 Fountain Hills, AZ 85268

Date taking office: 12/2/04 Date taking office: 12/2/04

Name: Ron Tovella Name: Gordon Pittsenbarger

Address: 12749 E. Turquoise Avenue Address: 15620 E. Cholla Drive

Scottsdale, AZ 85259 Fountain Hills, AZ 85268

Date taking office: 12/2/04 Date taking office: 12/2/04

INCOME STATEMENT
FOR THE PERIOD ENDING DECEMBER 31, 2004

	CURRENT PERIOD INCOME	YEAR TO DATE
REGULAR ASSESSMENT INCOME	\$ 509.65	\$ 148,654.62
TRASH COLLECTIONS	173.66	19,838.05
	-----	-----
TOTAL ASSESSMENTS	683.31	168,492.67
MISCELLANEOUS INCOME		
LATE CHARGES	0.81	1,590.93
ARCHITECTURAL REVIEW FEE	(2,500.00)	(1,350.00)
PARKING LOT RENTAL	4,120.00	8,240.00
INTEREST INCOME	144.42	1,794.43
OTHER INCOME	0.00	0.02
	-----	-----
TTL MISCELLANEOUS INCOME	1,765.23	10,275.38
	-----	-----
TOTAL INCOME	2,448.54	178,768.05
	=====	=====

EXPENSES

ADMINISTRATIVE		
LEGAL FEES - GENERAL	100.00	3,148.32
LIEN EXPENSES	0.00	10.00
AUDIT EXPENSE	0.00	225.00
MANAGEMENT FEES	1,500.00	18,000.00
OFFICE EXPENSE REIMBURSE	232.34	1,821.63
LICENSING & FEES	0.00	35.00
MISCELLANEOUS EXPENSES	0.00	0.40
INSURANCE EXPENSE	0.00	2,795.39
	-----	-----
TOTAL ADMINISTRATIVE EXP	1,832.34	26,035.74

PREPARED BY: EAGLE COMMERCIAL REALTY SERVICES
602.952.1282

PLAT 208 POA

INCOME STATEMENT
FOR THE PERIOD ENDING DECEMBER 31, 2004

	CURRENT PERIOD	YEAR TO DATE
POOL EXPENSES		
COMMONA AREA EXPENSES		
TREE/SHRUB MAINTENANCE	0.00	3,135.00
LANDSCAPE MAINT CONTRACT	1,440.00	17,035.00
LANDSCAPE MAINT NON CONTR	3,053.00	33,105.00
STREET SWEEPING CONTRACT	650.00	4,325.00
STREETS & PARKING REPAIR	264.46	20,109.32
TOTAL COMMON AREA EXPENSE	5,407.46	77,709.32
CLUBHOUSE EXPENSE		
UNIT/BUILDING MAINTENANCE		
UTILITY EXPENSES		
WATER	288.09	4,955.20
ELECTRICITY	24.18	342.65
WASTE REMOVAL	2,446.89	27,052.81
TOTAL UTILITY EXPENSE	2,759.16	32,350.66
TOTAL EXPENSES	9,998.96	136,095.72
NET INCOME (LOSS)	(7,550.42)	42,672.33
RESERVE EXPENDITURES		

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PLAT 208 POA

BALANCE SHEET
FOR THE PERIOD ENDING DECEMBER 31, 2004

ASSETS

CASH	
1020-0000	OPERATING CASH 5,745.18
1030-0000	OPERATING RESERVES 100,291.90

1099-0000	TOTAL CASH 106,037.08
	ACCOUNTS RECEIVABLE -----
	PREPAID EXPENSES -----
	FIXED ASSETS -----

1989-0000	TOTAL ASSETS 106,037.08
	=====

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PLAT 208 POA

BALANCE SHEET
FOR THE PERIOD ENDING DECEMBER 31, 2004

LIABILITIES

ACCOUNTS PAYABLE		
2130-0000	DEPOSITS - ARCHITECTURAL	5,000.00

2199-0000	TOTAL PAYABLES	5,000.00

2889-0000	TOTAL LIABILITIES	5,000.00

EQUITY		
2935-0000	FUND BALANCE	58,364.75
2940-0000	CURRENT EARNINGS	42,672.33

2989-0000	TOTAL HOA EQUITY	101,037.08

2999-0000	TTL LIABILITIES & EQUITY	106,037.08
		=====

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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; |
| 4. Prior addresses (for immediate preceding 7 year period). | the date and location; the court and public agency involved, and the file or cause number of the case. |

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 James J. Janson Date 9/17/05 Name _____ Date _____

Signature Lowell C. Janson Signature _____

Title PRESIDENT Title _____

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