



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

AZ Corp. Commission



01170138

DUE ON OR BEFORE 04/12/2005

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.

1. -0176181-8
WILD TURKEY TOWNHOUSE ASSOCIATION
~~2034 BUSINESS TRAIL~~ P O Box 21599
~~CAMP VERDE AZ 86322-7536~~ Sedona, AZ 86341

Business Phone: _____ (Business phone is optional.)

State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

2. Statutory Agent: JONATHAN OLCOTT Physical Address, If Different.
Mailing Address: 3401 N 32ND ST Physical Address:
City, State, Zip: PHOENIX, AZ 85018 City, State, Zip:

ACC USE ONLY

Fee \$ 10

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

A.C.C. CORPORATIONS DIV
RECEIVED

Printed Name of new Statutory Agent

APR 08 2005

3. Secondary Address: 00972434

(Foreign Corporations are REQUIRED to complete this section).

DOCUMENTS ARE SUBJECT TO REVIEW BEFORE FILING

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 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 Type or Print Clearly.**

Name: _____ Name: _____

NONE

Name: _____ Name: _____

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

Name: James Buehler

Name: Elaine Miller

Title: President/Director

Title: Treasurer/Director

Address: 275 Oak Creek Drive
Sedona, AZ 86351

Address: 130 Castle Rock Rd #65
Sedona, AZ 86351

Date taking office: 3/2005

Date taking office: 3/2005

Name: Robert Backman

Name: Wanda Bryan

Title: Vice President/Director

Title: Secretary/Director

Address: 195 Concho Drive
Sedona, AZ 86351

Address: 130 Castle Rock Rd #84
Sedona, AZ 86351

Date taking office: 3/2005

Date taking office: 3/2005

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

Name: Suzanne Copeland

Name: _____

Address: P O Box 1973
Sedona, AZ 86339

Address: _____

Date taking office: 3/2005

Date taking office: _____

Name: _____

Name: _____

Address: _____

Address: _____

Date taking office: _____

Date taking office: _____

4:03 PM
04/07/05
Accrual Basis

Wild Turkey Townhouse Association
Profit & Loss
January through December 2004

	<u>Jan - Dec ...</u>
Ordinary Income/Expense	
Income	
4000 · Operating Budget	76,025.00
Total Income	<u>76,025.00</u>
Expense	
6120 · Bank Service Charges	205.32
6180 · Insurance	1,542.00
6220 · Landscaping	27,974.90
6225 · Landscaping Projects	3,185.34
6230 · Licenses and Permits	10.00
6240 · Miscellaneous	168.25
6245 · Office Supplies	306.63
6250 · Postage and Delivery	506.15
6260 · Printing and Reproduction	532.94
6270 · Professional Fees	11,672.50
6300 · Repairs	50.00
6340 · Telephone	375.28
6400 · Gas and Electric	1,019.38
6405 · Trash	5,168.22
6410 · Water	16,590.70
6411 · Water Testing	240.00
6412 · Pest Control	150.00
Total Expense	<u>69,697.61</u>
Net Ordinary Income	6,327.39
Other Income/Expense	
Other Income	
7010 · Interest Income	1,397.51
8000 · Capital Budget	51,240.00
Total Other Income	<u>52,637.51</u>
Other Expense	
8205 · Reserve for Roof Repair/Repl...	37,621.00
8210 · Reserve for Paving	10,285.71

4:03 PM
04/07/05
Accrual Basis

Wild Turkey Townhouse Association
Profit & Loss
January through December 2004

	<u>Jan - Dec ...</u>
8215 · Reserve Grounds Replacemnts	1,550.00
8230 · Reserve for Sewer Replaceme...	1,957.68
9000 · Taxes	211.32
Total Other Expense	<u>51,625.71</u>
Net Other Income	<u>1,011.80</u>
Net Income	<u><u>7,339.19</u></u>

4:03 PM
04/07/05
Accrual Basis

Wild Turkey Townhouse Association
Balance Sheet
As of December 31, 2004

	<u>Dec 31, 04</u>
ASSETS	
Current Assets	
Checking/Savings	
1030 · M & I Bank Account	7,319.63
1035 · M & I Reserve Account	<u>35,948.89</u>
Total Checking/Savings	43,268.52
Accounts Receivable	
1200 · Accounts Receivable	<u>-12,310.00</u>
Total Accounts Receivable	-12,310.00
Other Current Assets	
1499 · Undeposited Funds	<u>13,120.00</u>
Total Other Current Assets	<u>13,120.00</u>
Total Current Assets	<u>44,078.52</u>
TOTAL ASSETS	<u><u>44,078.52</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>758.40</u>
Total Accounts Payable	<u>758.40</u>
Total Current Liabilities	<u>758.40</u>
Total Liabilities	758.40
Equity	
3010 · Capital Cont/Replace/Rep...	35,980.93
Net Income	<u>7,339.19</u>
Total Equity	<u>43,320.12</u>
TOTAL LIABILITIES & EQUITY	<u><u>44,078.52</u></u>

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 other corporation which has been placed in bankruptcy, receivership or had its charter revoked, or administratively or judicially dissolved by any state or jurisdiction?

One box **must** be marked: YES NO

[Underlined portion pertains to business corporations only]

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 BUEHLER Date 3/17/05 Name _____ Date _____

Signature [Signature] Signature _____

Title President Title _____

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