



WEB FORM COPY

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



06317681



DUE ON OR BEFORE 5/28/2018

FILING FEE \$10.00

PLEASE READ ALL INSTRUCTIONS. 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.

01991975

1. WARNER RANCH LANDING ASSOCIATION 1850 E NORTHROP BLVD STE 140

RECEIVED

APR 23 2018

CHANDLER, AZ 85286

ARIZONA CORP. COMMISSION CORPORATIONS DIVISION

Business Phone: \_\_\_\_\_

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2.

Statutory Agent: SPECTRUM COMMUNITY MGMT, LLC Statutory Agent's Street or Physical Address, If Different. Mailing Address: 1850 E NORTHROP BLVD STE 140 City, State, Zip: CHANDLER, AZ 85286

ACC USE ONLY Fee \$ \_\_\_\_\_ Penalty \$ \_\_\_\_\_ Reinstatement \$ \_\_\_\_\_ Expedite \$ \_\_\_\_\_ Resubmit \$ \_\_\_\_\_

If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below. Note that the agent address must be in Arizona. 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 HOA

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. Cooperative Marketing Association 15. Animal Husbandry 16. Homeowner's Association 17. Professional, commercial industrial or trade association 18. Other

5. CAPITALIZATION:

(For-profit 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)
0.00		
0.00		

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)
0.00		
0.00		

6. SHAREHOLDERS:

(For-profit 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.

NONE
 Name: \_\_\_\_\_ Name: \_\_\_\_\_  
 Name: \_\_\_\_\_ Name: \_\_\_\_\_

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

Name: MICHAEL GOLDBERG	Name: LESLIE NAKATSU
Title: OTHER OFFICER	Title: OTHER OFFICER
Address: 1850 E NORTHROP BLVD	Address: 1850 E NORTHROP BLVD
STE 140	STE 140
CHANDLER, AZ 85286	CHANDLER, AZ 85286

Date taking office: 04/08/2017	Date taking office: 04/02/2016
Name: JAMES SAULTS	Name: _____
Title: OTHER OFFICER	Title: _____
Address: 1850 E NORTHROP BLVD	Address: _____
STE 140	_____
CHANDLER, AZ 85286	_____

Date taking office: 05/18/2017 Date taking office: \_\_\_\_\_

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

Name: MICHAEL GOLDBERG	Name: LESLIE NAKATSU
Address: 1850 E NORTHROP BLVD	Address: 1850 E NORTHROP BLVD
STE 140	STE 140
CHANDLER, AZ 85286	CHANDLER, AZ 85286

Date taking office: 04/08/2017	Date taking office: 04/02/2016
Name: JAMES SAULTS	Name: _____
Address: 1850 E NORTHROP BLVD	Address: _____
STE 140	_____
CHANDLER, AZ 85286	_____

Date taking office: 05/18/2017 Date taking office: \_\_\_\_\_

Please Enter Corporation Name: WARNER RANCH LANDING ASSOCIATION File number 01991975 Page 3

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

Nonprofits – financial disclosure is no longer required. Cooperative marketing associations – must submit a financial statement. All other types of corporations are not required to file a financial statement.

**ONLY NONPROFIT CORPORATIONS MUST ANSWER THIS QUESTION:**

**9A. MEMBERS (A.R.S. §10-11622(A)(6))** This corporation **DOES**  **DOES NOT**  have members.

**10. CERTIFICATE OF DISCLOSURE (A.R.S. §§ 10-202(D), 10-3202(D), 10-1622(A)(8) & 10-11622(A)(7))**

A. Has any person who is currently an officer, director, trustee, incorporator, or who, in a For-profit corporation, controls or holds more than 10% of the issued and outstanding common shares or 10% of any other proprietary, beneficial or membership interest in the corporation been:

1. Convicted of a felony involving a transaction in securities, consumer fraud or antitrust in any state or federal jurisdiction within the five 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 five year period immediately preceding execution of this certificate?
3. Subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the five 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" to A, 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 birth name.   | 5. Date and location of birth.  |
| 2. Full present name and prior names used.                      | 6. 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. |
| 3. Present home address.  |   |
| 4. All prior addresses for immediately preceding 5 year period. |   |

B. Has any person who is currently an officer, director, trustee, incorporator, or who, in a For-profit corporation, controls or holds over 20% of the issued and outstanding common shares, or 20% of any other proprietary, beneficial or membership interest in the corporation, served in any such capacity or held a 20% interest in any other corporation on the bankruptcy or receivership of that other corporation?

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

If "YES" to B, the following information **must be submitted** as an attachment to this report for each corporation subject to the statement above.

- (a) Name and address of each corporation and the persons involved.
- (b) State(s) in which it (i) was incorporated and (ii) transacted business.
- (c) Dates of corporate operation.

**11. STATEMENT OF BANKRUPTCY OR RECEIVERSHIP (A.R.S. §§ 10-1623 & 10-11623)**

A. Has the corporation filed a petition for bankruptcy or appointed a receiver? **One box must be marked: YES**  **NO**

If "Yes" to A, the following information **must be submitted** as an attachment to this report:

1. All officers, directors, trustees and major stockholders of the corporation within one year of filing the petition for bankruptcy or the appointment of a receiver. If a major stockholder is a corporation, the statement shall list the current president, chairman of the board of directors and major stockholders of such corporate stockholder. "Major stockholder" means a shareholder possessing or controlling twenty per cent of the issued and outstanding shares or twenty per cent of any proprietary, beneficial or membership interest in the corporation.
2. Whether any such person has been an officer, director, trustee or major stockholder of any other corporation within one year of the bankruptcy or receivership of the other corporation. If so, for each such corporation give:
  - (a) Name and address of each corporation;
  - (b) States in which it: (i) was incorporated and (ii) transacted business.
  - (c) Dates of operation.

**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 perjury, 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 perjury 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 DocuSigned by: [Signature] Date 3/14/2018

Signature [Signature]  
6C70FEEA20A5453...

Title President

Name DocuSigned by: [Signature] Date 3/14/2018

Signature [Signature]  
2D5FAABE62F0415...

Title Vice-President, WRL Board of Directors

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

# Spectrum Community Management, LLC

Date: 4/19/2018

## STATUTORY NOTICE

ENTITY NAME: Warner Ranch Landing Association  
A.C.C. FILE NUMBER: 01991975

Warner Ranch Landing Association  
hereby provides the following contact information for  
its community:

DESIGNATED AGENT: Spectrum Community Management, LLC  
ASSOCIATION ADDRESS: 1850 E Northrop Blvd, Suite 140 Chandler, AZ 85286  
ASSOCIATION TELEPHONE: 1-877-269-9092  
ASSOCIATION FAX NUMBER: 210-494-0887  
ASSOCIATION EMAIL ADDRESS: [bookkeeping@spectrumam.com](mailto:bookkeeping@spectrumam.com)

DATED: 4/19/2018

BY:



Andrew Hill-Agent for: Warner Ranch Landing Association

This statement is being filed with Arizona Corporation Commission, pursuant to ARS & 10-11622.

1850 Norththrop Blvd, Ste 140 Chandler, AZ 85286