



STATE OF ARIZONA
CORPORATION COMMISSION



NONPROFIT CORPORATION ANNUAL REPORT
& CERTIFICATE OF DISCLOSURE

FOR FISCAL YEAR ENDING 12/31/1995

DUE ON OR BEFORE 04/15/1996

The following information is required by A.R.S. §10-1081 for all domestic and foreign nonprofit corporations authorized to conduct affairs in Arizona. The Commission's authority to prescribe this form is A.R.S. §10-1092. MAKE CHANGES OR CORRECTIONS WHERE NECESSARY.

Corporation Name: CENTRAL AVENUE ESTATES HOMEOWNERS ASSOCIATION, INC.
Address: P.O. BOX 15662

A.C.C. CORPORATIONS DIV.
RECEIVED

FEB 8 1996

DOCUMENTS ARE SUBJECT
TO REVIEW BEFORE FILING

City, State, Zip: PHOENIX, ARIZONA 85060-5662
Corporation File: 214537-6

Domicile: ARIZONA

Type: NON-PROFIT

Arizona Statutory Agent: DALE S. ZEITLIN

Street Address: P.O. BOX 15662

(NOT P.O. BOX)

PHOENIX, ARIZONA 85060-5662

City, State, Zip:

~ ~ If appointing a new statutory agent, the new agent MUST consent to that appointment and
PRESIDENT or VICE PRESIDENT must sign this report. ~ ~

I, (individual) or We, (corporation) having been designated the new Statutory Agent, do hereby
consent to this appointment until my removal or resignation pursuant to law.

Statutory Agent

Foreign Corporations list Address in Domicile Jurisdiction:

Street/P. O. Box

City, State, (Country) Zip

1. Check one or more of the categories below which best describe the CHARACTER OF AFFAIRS conducted
by your corporation in Arizona.

- 1. ☐ Charitable
- 2. ☐ Benevolent
- 3. ☐ Educational
- 4. ☐ Civic
- 5. ☐ Patriotic
- 6. ☐ Political
- 7. ☐ Religious
- 8. ☐ Social
- 9. ☐ Fraternal
- 10. ☐ Literary
- 11. ☐ Cultural

- 12. ☐ Athletic
- 13. ☐ Science/Research
- 14. ☐ Hospital/Health Care
- 15. ☐ Agricultural
- 16. ☐ Horticultural
- 17. ☐ Animal Husbandry
- 18. ☒ Homeowners' Association
- 19. ☐ Professional, commercial, industrial
or trade association.
- 20. ☐ Other

NUMBER OF EMPLOYEES: Please check one. (For statistical purposes only.)

25 or Less ☒

26 - 100 ☐

101 - 500 ☐

Over 500 ☐

2. OFFICERS**PRESIDENT:** Ronald S. BookbinderAddress: 6845 North Central AvePhoenix, AZ 85012Date taking office: 12 /23 /92**VICE PRESIDENT:** Dale S. ZeitlinAddress: P.O. Box 15662Phoenix, AZ 85060-5662Date taking office: 12 /23 /92**SECRETARY:** Lyda MitchellAddress: 6437 East Exeter Blvd.Scottsdale, AZ 85257Date taking office: 12 /23 /92**TREASURER:** Dawn Stoll ZeitlinAddress: P.O. Box 15662Phoenix, AZ 85060-5662Date taking office: 12 /31 /92**3. DIRECTORS****NAME:** Ronald S. BookbinderAddress: 6845 North Central AvePhoenix, AZ 85012Date taking office: 12 /23 /92**NAME:** Dale S. ZeitlinAddress: P.O. Box 15662Phoenix, AZ 85060-5662Date taking office: 12 /23 /92**NAME:** Lyda MitchellAddress: 6437 East Exeter Blvd.Scottsdale, AZ 85257Date taking office: 12 /23 /92**NAME:** _____

Address: _____

Date taking office: / /

~~ Attach Additional Sheets if Necessary ~~

4. STATEMENT OF FINANCIAL CONDITION (Required by A.R.S. § 10-1081.A.6.)

You must submit a statement of the corporation's financial condition. Any reasonable schedule will be accepted provided it reflects the intent of the law, as determined by the Commission. Several suggestions for information you may submit to satisfy this requirement include the following:

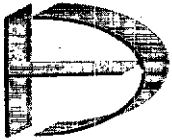
- Attach a copy of Page 2, Form 99 filed with the Arizona Department of Revenue; OR
- a copy of the corporation's Charitable Organization Financial Statement as filed with the Arizona Secretary of State pursuant to A.R.S. §44-6552; OR
- a copy of your treasurer's report (or financial statement) prepared for this fiscal year; OR
- a copy of the financial statement you prepare for the benefit of your members; OR
- You may simply use the Balance Sheet below.

BALANCE SHEET**ASSETS****Current Assets:**

Cash	2,445	
Trade notes and accounts receivable (less allowance for bad debts)		
Inventories		
Other current assets		
Total Current Assets		\$ 2,445
Land, buildings and other fixed assets (net of accumulated depreciation)		
Other long-term assets		
Total Assets		\$ 2,445

LIABILITIES**Current Liabilities:**

Accounts Payable	\$	
Mortgages, notes, bonds (payable in less than 1 year)		
Other current liabilities		
Total Current Liabilities		
Mortgages, notes, bonds (payable in more than 1 year)		
Fund Balances:		
Restricted		
Unrestricted	2,445	
Total Fund Balances		2,445
Total Liabilities and Fund Balances		\$ 2,445



Hill, D'Amore & Company, Ltd.
Certified Public Accountants

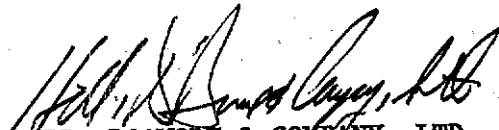
1717 West Northern Avenue
Suite 106
Phoenix, Arizona 85021
(602) 331-1040
Fax 331-3343

Board of Directors
Central Avenue Estates Homeowners Association, Inc.
Phoenix, Arizona

We have compiled the statement of assets, liabilities and equity - income tax basis of Central Avenue Estates Homeowners Association, Inc. as of December 31, 1995, included in accompanying prescribed form in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statement has been prepared on the income tax basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles.

Our compilation was limited to presenting in the form prescribed by the Arizona Corporation Commission information that is the representation of management. We have not audited or reviewed the financial statement referred to above and, accordingly, do not express an opinion or any other form of assurance on it.

This financial statement is presented in accordance with the requirements of the Arizona Corporation Commission, which differ from the income tax basis of accounting. Accordingly, this financial statement is not designed for those who are not informed about such differences.


HILL, D'AMORE & COMPANY, LTD.
Certified Public Accountants

Phoenix, Arizona
January 25, 1996

5.A. CERTIFICATE OF DISCLOSURE (A.R.S. § 10-1084)

Has any person serving either by election or appointment as officers, directors, trustees, or incorporators:

1. Been 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. Been 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. Been 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:
 - (a) involved the violation of fraud or registration provisions of the securities laws of that jurisdiction, or
 - (b) involved the violation of the consumer fraud laws of that jurisdiction, or
 - (c) involved the violation of the antitrust or restraint of trade laws of that jurisdiction?

YES _____

NO X _____

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). | |

5.B. STATEMENT OF BANKRUPTCY (A.R.S. § 10-1083)

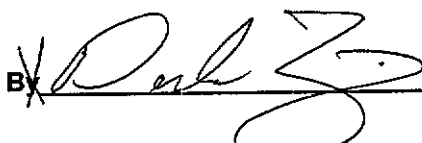
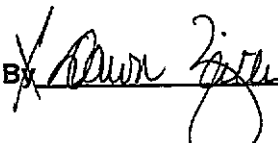
Are you currently in federal bankruptcy proceedings, and if so, under which chapter of federal bankruptcy law is the action filed and on what date?

Yes _____ Chapter _____ Date Filed _____ Case Number _____ No X _____

6. This report must be executed by the corporation and attested by it's president, a vice-president, secretary, assistant secretary or treasurer. (If the corporation is in the hands of a receiver or trustee, it shall be executed on behalf of the corporation.)

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.

By  Date 2/6/96 By  Date 2/6/96
 Title Vice-President Title Treasurer