



COPY

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

AZ Corp. Commission 00692326

DUE ON OR BEFORE 04/08/2003

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. -0520849-4

GLENBROOK HOMEOWNERS ASSOCIATION, INC.

~~ABSOLUTE REALTY~~

~~ATTN: MICHELLE KERN~~

~~17091 EL LAGO BLVD~~

~~FOUNTAIN HILLS, AZ 85268~~

RECEIVED MAR 05 2003 ARIZONA CORP. COMMISSION CORPORATIONS DIVISION  
c/o SONORAN Desert Property Management  
PO Box 20170  
Scottsdale, AZ 85269-0170

Business Phone: 816-9651 (Business phone is optional.)

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

\* STATUTORY AGENT MUST HAVE A PHYSICAL ADDRESS.

2. Statutory Agent: ROGER KELLER ZANA Williams Physical Address, if Different: 16233 E. Rosetta Dr. #4  
Mailing Address: 2550 N. HILLSWORTH RD BOX 342 Physical Address: Fountain Hills, AZ 85268  
City, State, Zip: MBNA, AZ 85212 City, State, Zip: Fountain Hills, AZ 85268  
APR 21 2003

ACC USE ONLY  
Fee \$ 103.60  
Penalty \$ \_\_\_\_\_  
Reinstate \$ \_\_\_\_\_  
Expedite \$ \_\_\_\_\_  
Resubmit \$ \_\_\_\_\_

ARIZONA CORP. COMMISSION CORPORATIONS DIVISION  
Use this box only if appointing a new Statutory Agent  
By 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.  
Zana Williams  
Signature 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. Barber/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
  - 18. 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.

Number of Shares/Certificates Authorized

Class

Series Within Class (if any)

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Number of Shares/Certificates Issued

Class

Series Within Class (if any)

**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.

Name: \_\_\_\_\_ Name: \_\_\_\_\_

NONE

Name: \_\_\_\_\_ Name: \_\_\_\_\_

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

Name: Al Vargo

Title: President

Address: 16112 E. Glendora  
Fountain Hills, Az 85268

Date taking office: 1998

Name: Joe Perry

Title: Vice-President

Address: 16002 E. Gleneagle  
Fountain Hills, Az 85268

Date taking office: 1998

Name: Janice Visser

Title: Secretary / Treasurer

Address: 16223 E. Glenpoint  
Fountain Hills, Az 85268

Date taking office: 2003

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Date taking office: \_\_\_\_\_

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

Name: Al Vargo

Address: 16112 E. Glendora  
Fountain Hills, Az 85268

Date taking office: 1998

Name: Joe Perry

Address: 16002 E. Gleneagle  
Fountain Hills, Az 85268

Date taking office: 1998

Name: Hank Boryczki

Address: 16114 E. Gleneagle  
Fountain Hills, Az 85268

Date taking office: 2003

Name: Toni Ribail

Address: 16110 E. Gleneagle  
Fountain Hills, Az 85268

Date taking office: 2003

Glenbrook HOA  
Accrual Synopsis

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The following is an accrual synopsis of your financial statement for Glenbrook Homeowners Association for the month ending February 28, 2003

Current Assets \$21,593.92  
Plus: Delinquent Homeowners Dues \$854.00  
Less: Prepaid Homeowners Dues \$5,472.00

**TOTAL CURRENT ASSETS** \$16,975.92

Current Liabilities  
Plus: Accounts Payable \$3,778.51

**TOTAL CURRENT LIABILITIES** \$3,778.51

Reserve Equity \$13,770.86  
Current Year Profit (\$573.45)

Total Current Year Profit (\$573.45)

**TOTAL EQUITY** \$ 13,197.41

**TOTAL LIABILITY AND EQUITY** \$16,975.92

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GLENBROOK HOA  
FOUNTAIN HILLS, AZ

BALANCE SHEET

February 28, 2003

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\*\*\*\*ASSETS\*\*\*\*

CURRENT ASSETS

CASH OPERATING \$7,823.06  
CASH IN BANK RESERVES \$13,770.86

TOTAL CURRENT ASSETS \$ 21,593.92

TOTAL ASSETS \$21,593.92

\*\*\*\*RESERVE EQUITY\*\*\*

RESERVE EQUITY \$13,770.86

TOTAL RESERVE EQUITY \$ 13,770.86

\*\*\*\*EQUITY\*\*\*\*

PRIOR YEAR - RETAINED EARNINGS \$20,116.71  
CURRENT YEAR - PROFIT/LOSS \$ 1,477.21

TOTAL EQUITY \$21,593.92

TOTAL LIABILITY/EQUITY \$21,593.92

10/03

GLENBROOK HOA  
GLENBROOK BLVD  
FOUNTAIN HILLS, AZ. 85268

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COMPARATIVE INCOME TO BUDGET - YEAR TO DATE  
From January 01, 2003 Thru February 28, 2003

	One Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>***INCOME***</b>						
HOMEOWNER MAINTENANCE	3553.00	5250.00	-1697.00	10357.65	10500.00	-142.35
INTEREST INCOME	1.53	18.00	-16.47	3.18	36.00	-32.82
LATE PAYMENT CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFER FEES	0.00	0.00	0.00	125.00	0.00	125.00
MISC INCOME	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INCOME</b>	<b>3554.53</b>	<b>5268.00</b>	<b>-1713.47</b>	<b>10485.83</b>	<b>10536.00</b>	<b>-50.17</b>

<b>***EXPENSES***</b>						
<b>GENERAL &amp; ADMINISTRATIVE</b>						
ACCTG & MGMT FEES	525.00	525.00	0.00	1050.00	1050.00	0.00
ASSOC INSURANCE	0.00	0.00	0.00	1496.00	1631.00	135.00
AUDIT & TAX PREP	200.00	300.00	100.00	200.00	300.00	100.00
BANK CHARGES	15.00	15.00	0.00	30.00	30.00	0.00
INCOME/PROP TAXES	50.00	50.00	0.00	50.00	50.00	0.00
MEETING EXPENSE	8.62	13.00	4.38	8.62	26.00	17.38
MISC ADMIN	0.00	54.00	54.00	0.00	108.00	108.00
OFFICE SUPPLIES	29.06	67.00	37.94	80.51	134.00	53.49
PERMITS POOL/SPA	10.00	10.00	0.00	10.00	10.00	0.00
POSTAGE	65.75	25.00	-40.75	160.72	50.00	-110.72
PRINTING/COPIES	119.57	25.00	-94.57	193.41	425.00	231.59
SOCIAL EVENTS	0.00	100.00	100.00	0.00	200.00	200.00

<b>TOTAL GENERAL &amp; ADMIN</b>	<b>1023.00</b>	<b>1184.00</b>	<b>161.00</b>	<b>3279.26</b>	<b>4014.00</b>	<b>734.74</b>
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<b>LANDSCAPE MAINTENANCE</b>						
EXTERMINATING	12.00	12.00	0.00	139.00	24.00	-115.00
LANDSCAPE/LAWN SERVICE	510.00	625.00	115.00	1032.00	1250.00	218.00
SPRINKLER REPAIR	0.00	100.00	100.00	0.00	200.00	200.00
LANDSCAPE SUPPLIES	0.00	15.00	15.00	0.00	30.00	30.00
LANDSCAPE IMPROVEMENTS	0.00	100.00	100.00	0.00	200.00	200.00

<b>TOTAL LANDSCAPE MAINTENANCE</b>	<b>522.00</b>	<b>852.00</b>	<b>330.00</b>	<b>1171.00</b>	<b>1704.00</b>	<b>533.00</b>
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<b>POOL MAINTENANCE</b>						
POOL/SPA CLEANING	150.00	150.00	0.00	300.00	300.00	0.00
POOL/SPA REPAIR	0.00	21.00	21.00	0.00	42.00	42.00
SUPPLIES POOL/SPA	0.00	52.00	52.00	0.00	104.00	104.00
MISC MAINT/REPAIR	0.00	55.00	55.00	0.00	110.00	110.00
CLEANING/JANITORIAL	60.00	60.00	0.00	280.00	120.00	-160.00

<b>TOTAL POOL MAINTENANCE</b>	<b>210.00</b>	<b>338.00</b>	<b>128.00</b>	<b>580.00</b>	<b>676.00</b>	<b>96.00</b>
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	One Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>UTILITIES</b>						
ELECTRIC	248.44	234.00	-14.44	478.44	468.00	-10.44
SEWER	0.00	56.00	56.00	55.50	56.00	0.50
WATER	83.61	113.00	29.39	273.12	226.00	-47.12
CABLE TV	2198.65	2309.00	110.35	4397.30	4618.00	220.70
<b>TOTAL UTILITIES</b>	<b>2530.70</b>	<b>2712.00</b>	<b>181.30</b>	<b>5204.36</b>	<b>5368.00</b>	<b>163.64</b>
<b>TRANSFER TO RESERVES</b>						
POOL REPLASTER	0.00	0.00	0.00	0.00	0.00	0.00
POOL DECK REPLACEMENT	96.00	96.00	0.00	192.00	192.00	0.00
LANDCAPE IMPROVEMENTS	123.00	123.00	0.00	246.00	246.00	0.00
PLAYGROUND	123.00	123.00	0.00	246.00	246.00	0.00
PERIMETER WALL REPAIR	22.00	22.00	0.00	44.00	44.00	0.00
<b>TRANSFER TO RESERVES</b>	<b>364.00</b>	<b>364.00</b>	<b>0.00</b>	<b>728.00</b>	<b>728.00</b>	<b>0.00</b>
<b>RESERVE EXPENSES</b>						
CASH TRANSFER-RESERVE FUND						
<b>TOTAL RESERVES EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>4649.70</b>	<b>5450.00</b>	<b>800.30</b>	<b>10962.62</b>	<b>12490.00</b>	<b>1527.38</b>
<b>TOTAL PROFIT/LOSS</b>	<b>-1095.17</b>	<b>-182.00</b>	<b>-913.17</b>	<b>-476.79</b>	<b>-1954.00</b>	<b>1477.21</b>

**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.

**MEMBERS (A.R.S. § 10-11622.A.6)** Only Nonprofit Corporations must answer this question.

This corporation **DOES**  **DOES NOT**  have members.

**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 20% 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

- 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?
- 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?
- 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**

**"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). |                                                                                                                                                                             |

**STATEMENT OF BANKRUPTCY, RECEIVERSHIP or CHARTER REVOCATION (A.R.S. §§10-202.D.2, 10-3202.02, 10-1623 10-11623)**

Has the corporation filed a petition for bankruptcy or appointed a receiver? One box must be marked: **YES**  **NO**   
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 in the other corporation? Underlined portion pertains to business corporations only

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

**"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.

- The names and addresses of each corporation and the person or persons involved. (e.g. officer, director, trustee or major stockholder)
- The state in which each corporation was a) incorporated b) transacted business.
- The dates of corporate operation.
- 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.
- Date, Case number and Court where the bankruptcy was filed or receiver appointed.
- Name and address of court appointed receiver.

**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.

Prepared by AL VARGO Date 2-28-03 Name JOSEPH PERRY Date 2-28-13  
 Signature [Signature] Signature [Signature]  
 Title PRES Title VICE PRES

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