



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

AZ Corp. Commission

00893686

DUE ON OR BEFORE 04/08/2004

FY03-04

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. **-0520849-4**
GLENBROOK HOMEOWNERS ASSOCIATION, INC.
% SONORAN DESERT PROPERTY MANA
PO BOX 20170
SCOTTSDALE, AZ 85269-0170

RECEIVED

MAR 15 2004

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: (480) 816-9651 (Business phone is optional.)

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

2. **Statutory Agent:** ZANA WILLIAMS **Physical Address, If Different.**
Mailing Address: 16233 E ROSETTA DR #444 **Physical Address:**
City, State, Zip: FOUNTAIN HILLS, AZ 85268 **City, State, Zip:**

ACC USE ONLY	
Fee \$	<u>10</u>
Penalty \$	
Reinstate \$	
Expedite \$	
Resubmit \$	

PPY 3/17/04

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:** 756333

(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 | NON-PROFIT CORPORATIONS |
|--|---|
| <ul style="list-style-type: none"> ... 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 | <ul style="list-style-type: none"> 1. <input type="checkbox"/> Charitable 2. <input type="checkbox"/> Benevolent 3. <input type="checkbox"/> Educational 4. <input type="checkbox"/> Civic 5. <input type="checkbox"/> Political 6. <input type="checkbox"/> Religious 7. <input type="checkbox"/> Social 8. <input type="checkbox"/> Literary 9. <input type="checkbox"/> Cultural 10. <input type="checkbox"/> Athletic 11. <input type="checkbox"/> Science/Research 12. <input type="checkbox"/> Hospital/Health Care 13. <input type="checkbox"/> Agricultural 14. <input type="checkbox"/> Animal Husbandry 15. <input checked="" type="checkbox"/> Homeowner's Association 16. <input type="checkbox"/> Professional, commercial industrial or trade association 17. <input type="checkbox"/> 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. Please Print or Type Clearly.

Number of Shares/Certificates Authorized Class Series Within Class (if any)

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. Please Type or Print Clearly.

NONE [X] Name: Name: Name: Name:

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

Name: AL VARGO Title: PRESIDENT Address: 16112 E. GLENPOINT FOUNTAIN HILLS, AZ 85268

Date taking office: 2/2004 Name: JOE PERRY Title: Vice-President Address: 16002 E. GLENAGLE FOUNTAIN HILLS, AZ 85268 Date taking office: 2/2004

Name: JANICE VISSER Title: SEC/TREAS Address: 16223 E. GLENPOINT FOUNTAIN HILLS, AZ 85268

Date taking office: 2/2004 Name: TONI RIBAIL Title: DIRECTOR Address: 16110 E. GLENAGLE FOUNTAIN HILLS, AZ 85268 Date taking office: 2/2004

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

Name: TONI RIBAIL Address: 16110 E. GLENAGLE FOUNTAIN HILLS, AZ 85268 Date taking office: 2/2004

Name: DIANE CUDZILLO Address: 16203 E. GLENDORA FOUNTAIN HILLS, AZ 85268 Date taking office: 2/2004

Name: JOE PERRY Address: 16002 E. GLENAGLE FOUNTAIN HILLS, AZ 85268 Date taking office: 2/2004

Name: Address: Date taking office:

GLENBROOK HOA
FOUNTAIN HILLS, AZ

BALANCE SHEET

February 28, 2004

****ASSETS****

CURRENT ASSETS

CASH OPERATING	\$9,231.32
CASH IN BANK RESERVES	<u>\$23,279.47</u>
TOTAL CURRENT ASSETS	<u>\$ 32,510.79</u>
TOTAL ASSETS	<u>\$32,510.79</u>

****RESERVE EQUITY****

RESERVE EQUITY

Interest	\$ 28.57	
Pool Replaster	\$ 6,000.00	
Pool Deck Replacement	\$ 4,714.93	
Landscaping Improvements	\$ 3,268.93	
Playground Improvements	\$ 6,638.09	
Perimeter Wall Repair	\$ 2,628.95	
TOTAL RESERVE EQUITY	\$ 23,279.47	<u>\$ 23,279.47</u>

****EQUITY****

PRIOR YEAR - RETAINED EARNINGS	\$ 7,323.22
CURRENT YEAR - PROFIT/LOSS	<u>\$ 1,908.10</u>
TOTAL EQUITY	<u>\$ 32,510.79</u>
TOTAL LIABILITY/EQUITY	<u>\$ 32,510.79</u>

Glenbrook HOA
Accrual Synopsis

The following is an accrual synopsis of your financial statement for Glenbrook Homeowners Association for the month ending February 29, 2004

Current Assets	\$32,510.79
Plus: Delinquent Homeowners Dues	\$70.00
Less: Prepaid Homeowners Dues	\$5,690.00
TOTAL CURRENT ASSETS	<u>\$26,890.79</u>
Current Liabilities	
Plus: Accounts Payable	\$4,375.20
TOTAL CURRENT LIABILITIES	\$4,375.20
Reserve Equity	\$23,279.47
Current Year Profit	(\$763.88)
Total Current Year Profit	(\$763.88)
TOTAL EQUITY	\$ 22,515.59
TOTAL LIABILITY AND EQUITY	<u>\$26,890.79</u>

GLENBROOK HOA
 GLENBROOK BLVD
 FOUNTAIN HILLS, AZ. 85268

COMPARATIVE INCOME TO BUDGET - YEAR TO DATE
 From January 01, 2004 Thru February 29, 2004

	One Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
INCOME						
HOMEOWNER MAINTENANCE	4150.00	5250.00	-1100.00	11100.00	10500.00	600.00
INTEREST INCOME	0.82	2.00	-1.18	4.01	4.00	0.01
LATE PAYMENT CHARGES	40.00	0.00	40.00	60.00	0.00	60.00
TRANSFER FEES	0.00	0.00	0.00	0.00	0.00	0.00
MISC INCOME	271.00	0.00	271.00	271.00	0.00	271.00
TOTAL INCOME	4461.82	5252.00	-790.18	11435.01	10504.00	931.01
EXPENSES						
GENERAL & ADMINISTRATIVE						
ACCTG & MGMT FEES	525.00	525.00	0.00	1050.00	1050.00	0.00
ASSOC INSURANCE	0.00	0.00	0.00	1497.00	1496.00	-1.00
AUDIT & TAX PREP	0.00	200.00	200.00	0.00	200.00	200.00
BANK CHARGES	15.00	15.00	0.00	30.00	30.00	0.00
INCOME/PROP TAXES	0.00	50.00	50.00	0.00	50.00	50.00
MEETING EXPENSE	20.46	13.00	-7.46	20.46	26.00	5.54
MISC ADMIN	0.00	54.00	54.00	25.00	108.00	83.00
OFFICE SUPPLIES	75.13	50.00	-25.13	104.55	100.00	-4.55
PERMITS POOL/SPA	0.00	10.00	10.00	200.00	410.00	210.00
POSTAGE	59.34	60.00	0.66	122.82	120.00	-2.82
PRINTING/COPIES	122.54	50.00	-72.54	332.96	100.00	-232.96
SOCIAL EVENTS	0.00	100.00	100.00	0.00	200.00	200.00
TOTAL GENERAL & ADMIN	817.47	1127.00	309.53	3382.79	3890.00	507.21
LANDSCAPE MAINTENANCE						
EXTERMINATING	15.00	21.00	6.00	30.00	42.00	12.00
LANDSCAPE/LAWN SERVICE	520.00	625.00	105.00	520.00	1250.00	730.00
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
TREE MAINTENANCE	0.00	97.00	97.00	0.00	194.00	194.00
TOTAL LANDSCAPE MAINTENANCE	535.00	858.00	323.00	550.00	1716.00	1166.00
POOL MAINTENANCE						
POOL/SPA CLEANING	150.00	150.00	0.00	300.00	300.00	0.00
POOL/SPA REPAIR	0.00	50.00	50.00	0.00	100.00	100.00
SUPPLIES POOL/SPA	12.00	15.00	3.00	24.00	30.00	6.00
MISC MAINT/REPAIR	4.89	90.00	85.11	275.18	180.00	-95.18
CLEANING/JANITORIAL	60.00	70.00	10.00	120.00	140.00	20.00
TOTAL POOL MAINTENANCE	226.89	375.00	148.11	719.18	750.00	30.82

	One Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
UTILITIES						
ELECTRIC	274.34	248.00	-26.34	545.39	478.00	-67.39
SEWER	0.00	0.00	0.00	57.00	57.00	0.00
WATER	63.84	84.00	20.16	134.25	274.00	139.75
CABLE TV	2198.65	2199.00	0.35	4397.30	4398.00	0.70
TOTAL UTILITIES	2536.83	2531.00	-5.83	5133.94	5207.00	73.06
TRANSFER TO RESERVES						
POOL DECK REPLACEMENT	96.00	96.00	0.00	192.00	192.00	0.00
LANDCAPE IMPROVEMENTS	36.00	36.00	0.00	72.00	72.00	0.00
PLAYGROUND IMPROVEMENTS	210.00	210.00	0.00	420.00	420.00	0.00
PERIMETER WALL REPAIR	22.00	22.00	0.00	44.00	44.00	0.00
TRANSFER TO RESERVES	364.00	364.00	0.00	728.00	728.00	0.00
RESERVE EXPENSES						
CASH TRANSFER-RESERVE FUND	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVES EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	4480.19	5255.00	774.81	10513.91	12291.00	1777.09
TOTAL PROFIT/LOSS	-18.37	-3.00	-15.37	921.10	-1787.00	2708.10

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 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 Janice M. Visser Date 3/11/04 Name AL VARGO Date 3-11-04
 Signature JANICE M. VISSER Signature A. Vargo
 Title Secretary / Treasurer Title JRS
 (Signator(s) must be duly authorized corporate officer(s) listed in section 7 of this report.)