



WEB FORM
COPY

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

AZ Corp. Commission



00749770

DUE ON OR BEFORE 04/07/2003

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. -0733502-9

MCDOWELL MOUNTAIN RANCH COMMUNITY ASSOCIATION
2400 E AZ BILTMORE CIR #1300
PHOENIX, AZ 85016

RECEIVED

JUL 28 2003

Business Phone: _____ (Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

2. Statutory Agent: LAURA ZIFF
Mailing Address: 2400 E AZ BILTMORE CIR #1300
City, State, Zip: PHOENIX, AZ 85016

Physical Address, If Different.

Physical Address:

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

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 | ☐ 20. Manufacturing |
| ☐ 2. Advertising | ☐ 21. Mining |
| ☐ 3. Aerospace | ☐ 22. News Media |
| ☐ 4. Agriculture | ☐ 23. Pharmaceutical |
| ☐ 5. Architecture | ☐ 24. Publishing/Printing |
| ☐ 6. Banking/Finance | ☐ 25. Ranching/Livestock |
| ☐ 7. Barbers/Cosmetology | ☐ 26. Real Estate |
| ☐ 8. Construction | ☐ 27. Restaurant/Bar |
| ☐ 9. Contractor | ☐ 28. Retail Sales |
| ☐ 10. Credit/Collection | ☐ 29. Science/Research |
| ☐ 11. Education | ☐ 30. Sports/Sporting Events |
| ☐ 12. Engineering | ☐ 31. Technology(Computers) |
| ☐ 13. Entertainment | ☐ 32. Technology(General) |
| ☐ 14. General Consulting | ☐ 33. Television/Radio |
| ☐ 15. Health Care | ☐ 34. Tourism/Convention Services |
| ☐ 16. Hotel/Motel | ☐ 35. Transportation |
| ☐ 17. Import/Export | ☐ 36. Utilities |
| ☐ 18. Insurance | ☐ 37. Veterinary Medicine/Animal Care |
| ☐ 19. Legal Services | ☐ 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
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 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)
--	-------	------------------------------

N/A

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

N/A

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 PRINT OR TYPE CLEARLY.

Name: _____	Name: _____
-------------	-------------

NONE ☒

Name: _____	Name: _____
-------------	-------------

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

Name: <u>See Attached</u>	Name: _____
---------------------------	-------------

Title: _____	Title: _____
--------------	--------------

Address: _____	Address: _____
----------------	----------------

Date taking office: _____	Date taking office: _____
---------------------------	---------------------------

Name: _____	Name: _____
-------------	-------------

Title: _____	Title: _____
--------------	--------------

Address: _____	Address: _____
----------------	----------------

Date taking office: _____	Date taking office: _____
---------------------------	---------------------------

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

Name: _____	Name: _____
-------------	-------------

Address: _____	Address: _____
----------------	----------------

Date taking office: _____	Date taking office: _____
---------------------------	---------------------------

Name: _____	Name: _____
-------------	-------------

Address: _____	Address: _____
----------------	----------------

Date taking office: _____	Date taking office: _____
---------------------------	---------------------------

MCDOWELL MOUNTAIN RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
FILE ID # 0733502-9

Please make the following corrections to the Board of Directors.

Officers:

President:

Ronald Roder
10732 E Acoma
Scottsdale, AZ 85255
Elected: 11/2002

Vice President:

Joe Newman
10352 E Verbena Ln
Scottsdale, AZ 85255
Elected: 09/2000

Secretary:

Paul Lison
10663 E Acacia Dr
Scottsdale, AZ 85255
Elected: 11/2002

Treasurer:

Richard Allen
10489 E Acacia Dr
Scottsdale, AZ 85255
Elected: 09/2001

Directors:

Ronald Roder
10732 E Acoma
Scottsdale, AZ 85255
Elected: 11/2002

Joe Newman
10352 E Verbena Ln
Scottsdale, AZ 85255
Elected: 09/2000

Paul Lison
10663 E Acacia Dr
Scottsdale, AZ 85255
Elected: 11/2002

Richard Allen
10489 E Acacia Dr
Scottsdale, AZ 85255
Elected: 09/2001

Margaret Corcoran-Smith
10886 E Rosemary Ln
Scottsdale, AZ 85255
Elected: 09/2001

Kathy Costales
10481 E Acacia Dr
Scottsdale, AZ 85255
Elected: 11/2002

Jim Duchene
10474 E Raintree Rd
Scottsdale, AZ 85255
Elected: 09/2001

Lee Sappol
10684 E Caribbean Ln
Scottsdale, AZ 85255
Elected: 11/2002

Steven Schild
10849 E Jasmine Dr
Scottsdale, AZ 85255
Elected: 11/2002

**Balance Sheet (Accrual)
Consolidated Statement
Dec 2002**

Page 1
2/3/2003
04:42 PM

MCDOWELL MOUNTAIN RANCH HOA (294)

ASSETS

OPERATING FUNDS

Petty Cash	150.00
Operating Account - Master	218,326.08
Operating Savings	165,879.03
TOTAL OPERATING FUNDS	384,355.11

RESERVE FUNDS

Cash - Reserves, Son. Estates	31,865.96
Cash - Reserves, Trovas	124,108.02
Cash - Reserves, Son. Fairways	41,756.43
Cash - Reserves, Desert Cliffs	95,836.28
Cash - Reserves, Mirador	34,485.28
Cash - Reserves, Mast 1st Bank	465,628.95
Cash - Reserves, Improv. Fund	116,548.35
TOTAL RESERVE FUNDS	910,229.27

OTHER ASSETS

Prepaid Insurance	47,279.41
Prepaid Expenses	2,892.12
Accounts Receivable	67,812.25
Land - Information Center	225,000.00
Information Center	702,373.55
Accum. Deprec. - Info. Center	-27,677.94

TOTAL OTHER ASSETS 1,017,679.39

TOTAL ASSETS 2,312,263.77

LIABILITIES & EQUITY

Accounts Payable	48,525.95
Community Center Deposits	2,900.00
Prepaid Assessments	264,590.57
Construction Deposits	1,500.00
Loan Payable - 1st National	695,800.52
Retained Earnings	1,040,532.18
Current Earnings	258,414.55

TOTAL LIAB & EQUITY 2,312,263.77

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, 10-3202.02, 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 Richard A. Kov Date 7/19/03 Name _____ Date _____

Signature Richard A. Kov Signature _____

Title President Title _____

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